abbreviations

@	AT
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
ACOUS.	ACOUSTICAL
ALT.	ALTERNATE
ACS.	ACRES
A.D.	AREA DRAIN
ALUM.	ALUMINUM
A.T.	ASPHALT TILE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
A.F.S.	ABOVE FINISH SURFACE
BD.	BOARD
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BLDG.	BUILDING
BET.	BETWEEN
C.L.	CENTER LINE
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.P.	CAST IRON PIPE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CLEAN OUT
COL.	COLUMN
COM.	COMMON
CONC.	CONCRETE
CONT.	CONTINUOUS
C.W.	COLD WATER
C.T.	CERAMIC TILE
C.YD.	CUBIC YARD
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
D.D.	DOOR DIMENSION
DIA.	DIAMETER
DRWG.	DRAWING
D.S.	DOWNSPOUT
D.W.	DISHWASHER
DR.	DOOR
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
E.J.	EXPANSION JOINT
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTINGUISHER CABINET
F.G.	FUEL GAS
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
FLRG.	FLOORING
FTG.	FOOTING
F. GL.	FIXED GLASS
F.S.	FLOOR SINK
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.F.	FINISH FLOOR
F.J.	FLOOR JOIST
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GL.	GLASS
GR.	GRADE
GYP. BD.	GYPSUM BOARD
G.D.	GARBAGE DISPOSAL
H.B.	HOSE BIBB
HWD.	HARDWOOD
HGT.	HEIGHT
H.PT.	HIGH POINT
HDR.	HEADER
HTR.	HEATER
H.W.	HOT WATER
HORIZ.	HORIZONTAL
H.C.	HOLLOW CORE
I.D.	INSIDE DIAMETER
INT.	INTERIOR
INSUL.	INSULATION
INV.	INVERT
I.P.S.	IRON PIPE SIZE
I.I.C.	IMPACT INSULATION CLASS
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
K.C.	KEENE'S CEMENT
KIT.	KITCHEN
LAM.	LAMINATE(D)
LAV.	LAVATORY
LGTH	LENGTH
LKR.	LOCKER
MIN.	MINIMUM
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
M.H.	MANHOLE
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MFG.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
OBSC.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPG.	OPENING
OV.	OVEN
OVFL.	OVERFLOW
OPP.	OPPOSITE
PL.	PROPERTY LINE/PLATE
PARTN	PARTITION
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
P.L.	PLASTIC LAMINATE
R.	RISER
RAD.	RADIUS
REINF.	REINFORCING
RESIL.	RESILIENT
RD.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
REF.	REFRIGERATOR
REQ'D.	REQUIRED
S.C.	SOLID CORE
SHT.	SHEET
SIM.	SIMILAR
SHTG.	SHEATHING
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
S.S.	STAINLESS STEEL
SUSP.	SUSPENDED
SPECS.	SPECIFICATIONS
STOR.	STORAGE
S.T.C.	SOUND TRANSMISSION CLASS
S.F.	SQUARE FOOT
TEL.	TELEPHONE
TERR.	TERRAZZO
T & G	TONGUE AND GROOVE
T.O.C.	TOP OF CURB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
THRU	THROUGH
TEMP.	TEMPERED
T.O.P.	TOP OF PARAPET
T.	TREAD
T.O.PL.	TOP OF PLATE
U.	URINAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
W/	WITH
WAINS.	WAINSCOT
W.C.	WATER CLOSET
WD.	WOOD
WH.	WATER HEATER
WP.	WATERPROOF

symbols

WOOD STUD

INSULATION

MASONRY

FINISH WOOD

CERAMIC

GYPSUM BOARD

PLASTER

PLYWOOD

CONCRETE

METAL

INTERIOR ELEVATION — SHT. NO. / DET. NO.

WINDOW LETTER

DOOR NUMBER

SECTION DESIGNATION
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

GRID LINE

KEY NOTE

EXTERIOR COLOR
& MATERIAL

PROJECT INFORMATION

project: Tenant Improvement For:

CITY OF TORRANCE LIBRARY
EL RETIRO BRANCH
126 Vista Del Parque
Torrance, CA 90277

owner: City of Torrance, Department of General Services
3350 Civic Center Drive
Torrance, CA 90503
Phone: (310) 375-0922

legal description: Lot 5, 6 and 50 Blk P
Tract No. 10300
City of Torrance, County of Los Angeles, State of California

zone: PU - Public Use

scope of work: interior tenant improvements to an existing library building consisting of the removal/replacement of existing plumbing fixtures, accessories and finishes. Exterior improvements include upgrades to the existing concrete ramp, accessible path of travel, and accessible parking.

occupancy: A - 3

construction type: V - B (non-sprinklered)

applicable code: 2007 California Building Code

building data: existing gross building area: 4,242 s.f.

building department notes

1. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
2. ADDITIONAL DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED WHERE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR.
3. THE USE OF ROLLED STEEL SECTIONS AND /OR BOLTS MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH THE APPLICABLE ASTM STANDARDS. MILL CERTIFICATES WILL BE REQUIRED FOR ALL STEEL. STEEL GRADES OTHER THAT ASTM-A36 WILL REQUIRE TESTING BY AN APPROVED LABORATORY. ALL FOREIGN BOLTS MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THEIR USE.
4. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THEY HAVE BEEN FOUND IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL (SECTION 106.4.4.2)
5. CERTIFICATE OF WORKMENS COMPENSATION INSURANCE MUST BE ON FILE WITH BUILDING AND SAFETY BEFORE A PERMIT CAN BE ISSUED.
6. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011 OF THE 2007 C.B.C.
7. PROVIDE VENTILATION IN ACCORDANCE WITH CHAPTER 12 OF C.B.C. 2007 EDITION SEE MECHANICAL PLANS
8. EVACUATION SIGNAGE SHALL BE PROVIDED PER TITLE 19, SECTION 3.09.
9. MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE OF WORK ARE UNDER SEPARATE PERMITS.

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plumbing

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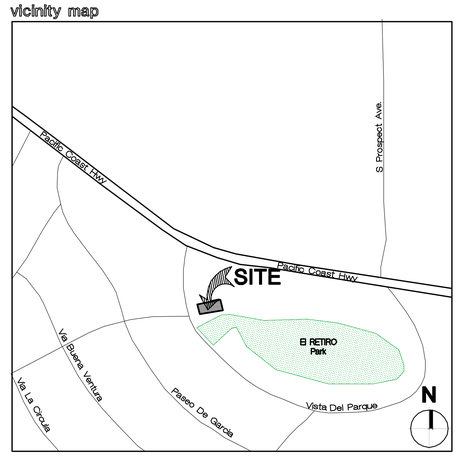
vicinity map



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Tenant Improvements / Accessibility Upgrades for :
CITY OF TORRANCE LIBRARY
EL RETIRO BRANCH
126 Vista Del Parque, Torrance, CA 90277

OWNER : City of Torrance, Department of General Services
3350 Civic Center Drive, Torrance, CA 90503

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sheet title **project information**

sheet **CS-01**

BID SET ONLY

notes (see sheet CS-3 for additional notes)

CALIFORNIA ARCHITECTURAL BARRIER LAWS - TITLE 24 (cont.')

STAIRWAYS

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88 INCHES IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88 INCHES OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUAL WITHIN THE ENTIRE WIDTH OF THE STAIRWAY. THE ENTIRE WIDTH OF THE STAIRWAY. SEC 1133B.4.1.1

2. HANDRAILS SHALL BE 34-INCHES TO 38 INCHES ABOVE THE NOSING OF THE TREADS. SEC 1133B.4.2.1

3. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP NOSING AND 12 INCHES PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE EXTENSION SHALL BE MADE EITHER ROUNDED OR SMOOTHLY TO THE FLOOR, WALL, OR POST. SEC 1133B.2.2

4. WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING.

5. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. SEC 1133B.4.2.3

6. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. SEC 1133B.4.2.5

7. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/2INCHES OR MORE THAN 2 INCHES IN CROSS - SECTIONAL DIMENSIONAL OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. SEC 1133B.4.2.6

8. THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIRS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE AND PLACED PARALLEL TO AND MOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIRS. SEC 1133B.4.4

9. WHERE STAIRWAYS OCCUR OUTSIDE A BUILDING, THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE AND PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIRS. A POINTED STRIP SHALL BE ACCEPTABLE. SEC 1133B.4.4

10. ALL TREAD SURFACES SHALL BE SLIP RESISTANT. WEATHER EXPOSED STAIRS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). SEC 1133B.4.5.1

11. NOSING SHALL NOT PROJECT MORE THAN 1 1/2 INCH PAST THE FACE OF THE RISER BELOW. SEC 1133B.4.5.2

12. RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF OBJECTS LARGER THAN 1/4 INCH.

13. APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT, TWO OR MORE STORIES IN HEIGHT FOR DSA/AC REQUIREMENTS. THE SIGN SHALL IDENTIFY THE STAIRWAY, INDICATE WHETHER THERE IS A ROOF ACCESS, THE FLOOR LEVEL, AND THE UPPER AND LOWER TERMINUS OF THE STAIRWAY. THE INFORMATION SHALL BE PRESENTED USING ARABIC NUMERALS AND RAISED BRAILLE SYMBOLS WHICH CONFORM TO SECTION 1117B.5.2 THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR LANDING IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE. SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF U.B.C. STD. NO. 10-2. SEC 1020.1.6.2

SIGNS AND IDENTIFICATION

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY HANDICAPPED. SEC 1117B.5.8.1

A. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR #15090 IN FEDERAL STANDARD 595B. SEC 1117B.5.8.1.1

B. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHERE BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED. DOTS SHALL BE 0.1 INCH ON CENTERS IN EACH CELL WITH 0.2 INCHES BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 0.025 INCH ABOVE THE BACKGROUND. SEC 1117B.5.6

C. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10. SEC 1117B.5.3

D. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND. SEC 1117B.5.2

E. WHEN RAISED OR RECESSED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING: SEC 1117B.5.5

1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32" MINIMUM AND SHALL BE SANS SERIF CHARACTERS UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. SEC 1117B.5.5.1

2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH. SEC 1117B.5.5.2

3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT. SEC 1117B.5.5.3

F. ALL BUILDINGS ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY A PERSON WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. SEC 1127B.3

G. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.6 THRU 1117B.5.6.3. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN SWING OF A DOOR. SEC 1117B.5.7

H. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 1121 B, THE MINIMUM CHARACTER HEIGHT SHALL BE 3". SEC 1117B.5.4

CALIFORNIA ARCHITECTURAL BARRIER LAWS - TITLE 24 (cont.')

RAMPS

1. THE CROSS SLOPE OF A RAMP SURFACES SHALL BE NO GRATER THAN 1: 50. SEC 1133B.5.3.1

2. ALL OTHER PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES SHALL HAVE A MINIMUM WIDTH OF 48". SEC 1133B.5.2

3. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP, SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP ,SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE, SHALL EXTEND A MINIMUM OF 1' BEYOND THE THE TOP AND BOTTOM OF THE RAMP, AND THE ENDS SHALL BE RETURNED. SEC 1133B.5.5.1

4. THE GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. SEC 1133B.5.5.1

5. ANY WALL OR OTHER SURFACE ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". SEC 1133B.5.5.1

6. OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED AND CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. SEC 1133B.5.8

7. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30" RISE AND AT EACH CHANGE OF DIRECTION. SEC 1133B.5.4

A. TOP OF LANDING SHALL NOT BE LESS THAN 60" WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60" IN THE DIRECTION OF RAMP RUN.

B. THE WIDTH OF THE LANDING SHALL EXTEND 24" PAST THE STRIKE EDGE OF ANY DOOR OR GATE FOR EXTERIOR RAMPS AND 18" PAST THE STRIKE EDGE FOR INTERIOR RAMPS. SEC 1133B.5.4.4

C. INTERMEDIATE LANDING AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES AND BOTTOM LANDINGS SHALL HAVE 72" MIN. DIMENSION IN THE DIRECTION OF RUN. OTHER INTERMEDIATE LANDINGS SHALL HAVE A 60" MIN. DIMENSION IN THE DIRECTION OF RUN.

8. A WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED 3" PLUS OR MINUS 1" ABOVE THE SURFACE OF THE RAMP. SEC 1133B.5.6.2

WALKS & SIDEWALKS

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" IN WIDTH. SEC 1133B.7.1

2. WHEN ABRUPT CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. SEC 1133B.7.4

3. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. SEC 1133B.7.4

4. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1007 AS A PEDESTRIAN RAMP. SEC 1133B.7.3

5. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT EXCEPT WHEN THE ENFORCING AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARDSHIP, THE CROSS SLOPE CAN BE INCREASED TO A MAXIMUM OF 1/2" PER FOOT FOR DISTANCES NOT TO EXCEED 20'. SEC 1133B.7.1.3

6. WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS: SEC 1133B.7.1

A. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. SEC 1133B.7.1.1

B. SURFACES WITH A SLOPE OF 6% GRADIENT SHALL BE SLIP-RESISTANT. SEC 1133B.7.1.2

7. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE NO GRATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. SEC 1133B.7.2

CORRIDORS AND AISLES

1. EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS IN WIDTH THAN 44-INCHES. CORRIDORS AND HALLWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36 INCHES. SEC 1133B.3.1

2. REGARDLESS OF OCCUPANT LOAD, CORRIDORS IN GROUP R, DIVISION 3 OCCUPANCIES AND WITHIN DWELLING UNITS IN GROUP R, DIVISION 1 OCCUPANTS SHALL HAVE A MINIMUM WIDTH OF 36-INCHES. SEC 1017.2 EXCEPTION #3

3. CORRIDORS THAT EXCEED 200 FT. IN LENGTH SHALL: SEC 1133B.3.2 & 1120A.2

A. HAVE A MINIMUM CLEAR WIDTH OF 60" OR

B. HAVE, AT A CENTRAL LOCATION, A 60" x 60" MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE OR

C. HAVE, AT A CENTRAL LOCATION, AN INTERVENING CROSS OR TEE CORRIDOR, A MINIMUM OF 44" IN WIDTH.

4. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT. SEC 1133B.6.1

5. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-6" WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AND EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1 1/2" FOR EACH 5 FEET IN LENGTH TOWARD THE EXIT, CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44" IN WIDTH. SEC 1133B.6.2

HAZARDS AND PROTRUDING OBJECTS

1. OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27- INCHES AND 80-INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4-INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27-INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALL, CORRIDORS, PASSAGEWAYS, OR AISLES. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12-INCHES MAXIMUM FROM 27-INCHES TO 80-INCHES ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE. SEC 1133B.8.6.1

2. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80-INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION. SEC 1133B.8.2

3. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80-INCHES MINIMUM CLEAR HEAD ROOM. SEC 1133B.8.6.2

4. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4-INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6- INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. SEC 1133B.8.1

5. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTER 3"±- 1" ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5 % OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS. SEC 1133B.8.1

CALIFORNIA ARCHITECTURAL BARRIER LAWS - TITLE 24

ENTRANCES

1. ALL PRIMARY ENTRANCES TO BUILDING FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED. SEC 1133B.1.1.1.1

2. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

3. EVERY REQ'D ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET, 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING OF AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. SEC 1133B.2.2

4. WHERE A PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. SEC 1133B.2.3.1

5. WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. SEC 1133B.2.3.2

6. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION. SEC 1133B.2.5.2

7. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. SEC 1133B.2.5.2

8. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. SEC 1133B.2.4.2

9. THE WIDTH OF THE LEVEL AND CLEAR AREAS ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS. SEC 1133B.2.4.3

10. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. SEC 1133B.2.4.1

11. THE BOTTOM 10-INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. SEC 1133B.2.6

12. THE BOTTOM 10-INCHES NARROW FRAME WITH A THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY SHALL PROVIDE A MINIMUM OF 48 INCHES OF SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM ITS SPACE BETWEEN THE DOORS. SEC 1133B.2.4.4

13. WHERE TURNSTILES ARE UTILIZED IN A FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, A DOOR OR GATE THAT IS ACCESSIBLE TO THE PHYSICALLY DISABLED, SHALL BE PROVIDED ADJACENT TO OR WITHIN A DISTANCE NOT TO EXCEED 30 FEET FROM EACH TURNSTILE EXIT OR ENTRANCE. SEC 1133B.2.3.4

FLOORS AND LEVELS

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMP, PASSENGER ELEVATORS OR SPECIAL ACCESS LIFTS. SEC 1120B.1

2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS, SHALL BE STABLE, FIRM AND SLIP RESISTANT. SEC 1124B.1

CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS

1. THE MINIMUM, CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30-INCHES X 48-INCHES. THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS. SEC 1118B.4.1

2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR A PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED. SEC 1118B.4.2

3. PROVIDE AN ADDITIONAL 12-INCH WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 15-INCHES DEEP AND DESIGNED FOR SIDE APPROACH.

4. PROVIDE AN ADDITIONAL 6-INCHES WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 24-INCHES DEEP AND DESIGNED FOR FRONTAL APPROACH.

5. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48-INCHES. IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE HORIZONTAL DIMENSION OF THE OBSTRUCTION SHALL BE LESS THAN 25-INCHES. THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 44-INCHES WHEN THE HORIZONTAL DIMENSION OF THE OBSTRUCTION IS BETWEEN 20-INCHES AND 25-INCHES. SEC 1118B.5

6. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54-INCHES AND THE LOW SIDE REACH SHALL BE NO LESS THAN 9-INCHES ABOVE THE FLOOR. SIDE REACH IS ALLOWED OVER AN OBSTRUCTION PROVIDED THE HORIZONTAL DIMENSION OF THE OBSTRUCTION DOES NOT EXCEED 24-INCHES. SEC 1118B.6

CURB RAMPS

1. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM AND SLIP-RESISTENT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK. SEC 1127B.5.5

2. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4" ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK. SEC 1127B.5.6

3. A CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP INSIDE THE GROOVED BORDER WHEN THE RAMP SLOPE IS LESS THAN 1 VERTICAL TO 15 HORIZONTAL. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9" AT THE BASE TAPERING TO 0.45" AT THE TOP, A HEIGHT OF NOMINAL 0.2" , AND A CENTER TO CENTER SPACING OF NOMINAL 2.35", IN COMPLIANCE WITH FIGURE 11B-23."NOMINAL", AS USED HERE, SHALL BE IN ACCORDANCE WITH SECTION 12-31-102, STATE REFERENCED STANDARDS CODE. THE DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. HE DOMES MAY BE CONSTRUCTED IN VARIETY OF METHODS, INCLUDING CAST-IN-PLACE OR STAMPED, OR MAY BE PART OF A PREFABRICATED SURFACE TREATMENT. SEC 1127B.5.7

FIRE PROTECTION

1. PROVIDE FIRE PROTECTION FOR BUILDING UNDER CONSTRUCTION PER REQUIREMENTS OF LOCAL GOVERNING AGENCIES.

2. WHERE REQUIRED BY CODE: CORRIDORS, ELEVATORS, LOBBIES, AND ELECTRICAL ROOMS SHALL BE OF 1 HOUR CONSTRUCTION THROUGHOUT.

3. DOORS OPENING INTO 1 HOUR FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH SMOKE AND DRAFT STOP, FIRE ASSEMBLIES HAVING A MINIMUM 20 MINUTE RATING WITH SELF-CLOSERS.

4. STAIR ENCLOSURES, WHERE REQUIRED, SHALL BE OF 1 HOUR MINIMUM FIRE-RESISTIVE CONSTRUCTION. ALL DOORS OPENING INTO STAIR ENCLOSURES SHALL BE PROTECTED BY 1 HOUR SELF-CLOSING FIRE ASSEMBLIES.

5. PROVIDE AND INSTALL FIRE DAMPERS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILING WHERE REQUIRED BY CODE OR LOCAL GOVERNING AGENCY.

6. WHERE NON-COMBUSTIBLE CONDUIT, PIPES, OR VENTS PENETRATE ASSEMBLY, PROVIDE AND INSTALL APPROVED FIRE-RATED SEALANT OR MINERAL WOOL FILLER TO DRAFT STOP AND MAINTAIN THE FIRE SAFE INTEGRITY OF THE ASSEMBLY.

7. RETURN AIR PLENUMS BETWEEN FLOOR OR ROOF ASSEMBLIES AND SUSPENDED CEILINGS BELOW SHALL MEET THE FOLLOWING REQUIREMENTS:

A. SHALL HAVE NO EXPOSED MATERIALS WITHIN THE PLENUM WITH A FLAME SPREAD RATING MORE THAN 25 OR A SMOKE DEVELOPED RATING MORE THAN 50.

B. ALL WIRING IN PLENUMS, OTHER THAN TEFLON (WHERE NOTED), SHALL BE IN NON-COMBUSTIBLE CONDUIT.

C. WHERE GYPSUM PRODUCTS ARE EXPOSED WITHIN THE PLENUM, AIR TEMPERATURE SHALL BE RESTRICTED TO A RANGE NOT LESS THAN 50 OR MORE THAN 125 DEGREES FAHRENHEIT AND MOISTURE CONTENT CONTROLLED SO THAT THESE PRODUCTS ARE NOT ADVERSELY AFFECTED.

D. ALL EXPOSED COMBUSTIBLE FRAMING MEMBERS AND FINIS SURFACES WITHIN RETURN AIR PLENUMS SHALL BE COVERED WITH A MINIMUM OF 1 LAYER 5/8" TYPE "X" GYPSUM BOARD SECURELY NAILED OR OTHERWISE FASTENED PER APPLICABLE CODE. PROVIDE AND INSTALL ALL FURRING AND BLOCKING AND TAPE JOINTS AS REQUIRED.

E. FIRE-RETARDANT WOOD PER BUILDING CODE MAY BE EXPOSED WITHOUT COVER IN RETURN AIR PLENUMS WHEN APPROVED BY BUILDING OFFICIAL.

8. INTERIOR WALL AND CEILING FINISHES SHALL BE OF THE FOLLOWING FLAME SPREAD CLASSIFICATIONS: SEC 803.1

CLASS A: FLAME SPREAD 0-25 SMOKE-DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75 SMOKE-DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200 SMOKE-DEVELOPED 0-450

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY[k] : CBC TABLE 803.5

	SPRINKLERED[l]			NONSPRINKLERED[m]		
GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS[a, b]	CORRIDORS	ROOMS AND ENCLOSED SPACES[c]	EXIT ENCLOSURES AND EXIT PASSAGEWAYS[a, b]	CORRIDORS	ROOMS AND ENCLOSED SPACES[c]
A-1 & A-2	B	B	C	A	A[d]	B[c]
A-3[f], A-4, A-5	B	B	C	A	A[d]	C
B, E, M, R-1, R-4	B	C	C	A	B	C
F	C	C	C	B	C	C
H	B	B	C[g]	A	A	B
I-1	B	C	C	A	B	B
I-2, I-2.1	B	B	B[h, i]	A	A	B
I-3	A	A[j]	B	-	-	-
I-4	B	B	B[h, i]	A	A	B
R-2	C	C	C	B	B	C
R-3, R301	C	C	C	C	C	C
S	C	C	C	B	B	C
U	NO RESTRICTIONS			NO RESTRICTIONS		

a. Class C interior finish materials shall be permitted for wainscotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to noncombustible base or over furring strips applied to a noncombustible base and fire blocked as required by Section 803.4.1.

b. In exit enclosures of buildings less than three stories in height of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.

c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partition that do not comply with this shall be considered enclosing spaces and room or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy therefor shall be the governing factor regardless of group classification of the building.

d. Lobby areas in Group A-1, A-2, and A-3 occupancies shall not be less than Class B materials.

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or channel furnishing shall be permitted.

g. Class B material is required where the building exceeds two stories.

h. Class C interior finish materials shall be permitted in administrative spaces.

i. Class C interior finish materials shall be permitted in rooms with the capacity of four persons or less.

j. Class B materials shall be permitted as wainscotting extending not more tahn 48 inches above the finished floor in corridors.

k. Finish materials as provided for in other sections of this code.

l. Applies when the exit enclosures, exit passageways, corridors or rooms and enclosed spaces are protected by a sprinkler system installed in accordance with Section 903.3.1.1 or 903.1.2.

m. (SFM) Not permitted for group I-3.

9. WHERE REQUIRED OR SPECIFIED, PROVIDE AND INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM AND ALARM. SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED TO ARCHITECT AND OWNER FOR REVIEW AND APPROVAL OF SYSTEM LAYOUT AND HEADS PRIOR TO SUBMITTAL TO LOCAL AGENCIES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEPARATE PLAN CHECK AND PERMITS ARE REQUIRED. ANY CHANGES TO ACCOMMODATE FIELD CONDITIONS SHALL BE RESUBMITTED AT THE CONTRACTORS EXPENSE WITH NO ADDITIONAL CHARGE TO OWNER. WHERE ENUNCIATOR PANELS, ALARMS, ETC., ARE REQUIRED IN AN EXPOSED LOCATION, CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS AND CABINET/COVER PLATE FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SEC 903.3.1.2

10. PROVIDE PORTABLE FIRE EXTINGUISHERS OF TYPE, QUANTITY AND LOCATION DETERMINED BY FIRE DEPARTMENT INSPECTOR AND/OR OWNER. SEE FLOOR PLAN FOR PROPOSED LOCATIONS. CFC SEC 906 & 1415

11. PROVIDE SMOKE DETECTORS, DUCT DETECTORS, AND OTHER SUCH DETECTION DEVICES AS MAY BE REQUIRED BY CODES AND/OR REQUIRED BY CODES AND/OR GOVERNING AUTHORITIES HAVING JURISDICTION AND OWNER.

STAIRS, EXITS AND OCCUPANT LOADS

1. REQUIRED EXIT DOORS:

A. SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (THIS NEED NOT APPLY TO EXTERIOR EXIT DOORS IN GROUP B OCCUPANCY WITH AN ADJACENT DURABLE SIGN IN 1" HIGH LETTERS STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" AND WITH A LOCKING DEVICE READILY DISTINGUISHABLE AS LOCKED). SEC 1008.1.8.3.2 & 1008.1.8

B. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 OCCUPANTS PER BUILDING CODE. SEC 1008.1.2

C. DOORS SHALL BE NOT LESS THAN 3'-0" WIDE x 6'-8" HIGH WITH NO SINGLE LEAF EXCEEDING 4'-0" IN WIDTH. SEC 1133B.2.2

D. THE FLOOR OR LANDING AT EXIT DOORS SHALL BE LEVEL WITH, OR NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. SEC 1133B.2.4.1

2. ILLUMINATED EXIT SIGNS SHALL BE PROVIDED WHERE REQUIRED BY, AND IN ACCORDANCE WITH, APPLICABLE LAWS.

3. ALL REQUIRED EXITS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS WITH LETTERS NOT LESS THAN 3/4" WIDE AND 6" HIGH ON CONTRASTING BACKGROUNDS. SEC 1011.5.1

4. EXIT AISLES TO BE PROVIDED AT MINIMUM 44" WIDTH LEADING TO EXITS AND MAINTAINED TO PUBLIC STREET. SEC 1133B.6.2

5. EXIT LIGHTING SHALL BE PROVIDED HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. SEC 1006.2

6. EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 (LX) FORM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE. SEC 1011.4 & 1011.5

7. EXIT SIGN SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. SEC 1011.5.3

8. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES OF ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, ILLUMINATOR SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR GROUP I, DIVISIONS 1.1 AND 1.2 OCCUPANCIES AND FOR ALL OTHER OCCUPANCIES WHERE THE MEANS OF EGRESS SYSTEM SERVES AN OCCUPANT LOAD 0F 100 OR MORE. SEC 1006.3

9. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXITS SIGNS PLACEMENT SHALL BE SUCH THAT NO POINT IN THE CORRIDOR IS MORE THAN 100 FEET (30480 mm) OR LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. SEC 1011.1

INSULATION NOTES

1. INSULATION TO BE FULL THICK R-11 FIBERGLASS BATTS AT ALL STUD WALLS WHERE INDICATED ON PLANS TO 6" ABOVE FINISH CEILING & R-13 AT ALL WALLS ADJACENT TO CONC. WALLS.

2. ALL ROOF INSULATION SHALL BE R-19 AND RATED AT A MAX. FLAME SPREAD RATING OF 25 WITH A MAX. SMOKE DEVELOPED RATING OF 450.

3. ALL INSULATION TO BE UNFACED FIBER-GLASS BATTS., U.N.O.

MECHANICAL, PLUMBING & ELECTRICAL

1. ELECTRICAL, PLUMBING AND AIR CONDITIONING CONTRACTORS SHALL SUBMIT PLANS TO THE BUILDING DEPARTMENT FOR APPROVAL AND OBTAIN PERMIT PRIOR TO ANY JOB SITE INSTALLATION.

2. PROVIDE AND LOCATE, AFTER APPROVAL BY ARCHITECT AND OWNER, ACCESS DOORS OR PANELS IN CEIL'G. AND WALL CONSTRUCTION AS REQ'D. BY INSTALLATION OF MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK

3. CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES AS WELL AS POWER AND WATER OF DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR CONTRACTORS SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGES TO OWNER.

4. SMOKE & FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.

a. DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS WITH RATING OF TWO HOURS OR LESS.
b. DUCTS PASSING THROUGH HORIZONTAL EXIT WALLS.
c. DUCT PENETRATING SHAFTS.
d. DUCTS PENETRATING FIRE-RESISTIVE ELEMENTS OF FIRE RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR.

PARTITIONS

1. ALL STUDS AT NONBEARING INTERIOR PARTITIONS SHALL BE 362 S 125 - 18 (STEEL 3 " WIDE x 25 GAUGE) UNLESS NOTED OTHERWISE. (LARR #25529)

2. PROVIDE AND INSTALL HEAVIER GAUGE STUDS, STIFFENER, BRACING BACK-UP PLATES, ETC., AS REQ'D. AT STUD WALLS FOR SUPPORT OF OTHER EQUIPMENT.

3. SEE WALL LEGEND OR CALL-OUTS ON PLAN FOR GYP. BD. THICKNESS, FIRE RATING, AND INSULATION AS REQ'D.

4. REINFORCING AT ALL CORNERS, EXPOSED ENDS AND ENDS OF GYP. BD. ADJACENT TO ALL METAL, WOOD OR CONC. TO BE GALVANIZED STEEL " USG DUR-A-BEAD " OR EQUAL GYPSUM BOARD SHALL BE SMOOTH FINISH AT ALL WALLS TO RECEIVE PAINT, UNLESS NOTED OTHERWISE.

5. PARTITIONS:

A. ALL METAL STUDS SHALL BE "WESTERN METAL" OR APPROVED EQUAL. (LARR #25529)

B. THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE.

C. ALL STUDS SHALL CONFORM TO I.C.B.O. ER-4943P AND CITY OF LOS ANGELES, (LARR #25529)

D. USE THE FOLLOWING GUIDELINE FOR STUD SIZE AND SPACING OF NONBEARING INTERIOR PARTITIONS, (GYP. BD. FINISH ON BOTH SIDES), UNLESS NOTED OTHERWISE.

	MAX. PARTITION HT.		MAX. PARTITION HT.	
SIZE	SPACING	HEIGHT	SPACING	HEIGHT
362 S 125 - 18 (3 5/8" x 25 GA.)	16"	15'-4"	24"	13'-9"
362 S 125 - 33 (3 5/8" x 20 GA.)	16"	20'-8"	24"	18'-6"
600 S 125 - 33 (6" x 20 GA.)	16"	30'-10"	24"	27'-2"

6. CEILING JOISTS:

A. ALL METAL STUDS SHALL BE "WESTERN METAL" OR APPROVED EQUAL.

B. ALL STUDS SHALL CONFORM TO I.C.B.O. ER-4943P AND CITY OF LOS ANGELES, (LARR #25529)

C. STUD TRACKS SHALL BE UNPUNCHED STUDS OF SAME GA. AS STUD UNLESS NOTED OTHERWISE.

	MAX. SPAN		MAX. SPAN	
SIZE	SPACING		SPACING	
362 S 125 - 18 (3 5/8" x 25 GA.)	16"	8'-9"	24"	7'-9"
362 S 125 - 33 (3 5/8" x 20 GA.)	16"	10'-7"	24"	9'-5"

SECURITY NOTES

1. LOCKS SHALL BE KEY OPERATED FROM THE OUTSIDE AND OPERATED FROM THE INSIDE BY A DEVICE NOT PROHIBITED BY CHAPTER 10 OF THE U.B.C.

2. DEAD BOLTS SHALL CONTAIN HARDENED INSERT OR EQUIVALENT.

3. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" W/ A 5/8" MIN. EMBEDMENT.

4. HOOK OR EXPANDING LUG DEAD BOLTS SHALL HAVE A MIN. THROW OF 3/4".

5. BOLTS OF LOCKS WHICH AUTOMATICALLY ACTIVATE 2 OR MORE DEAD BOLTS SHALL EMBED 1/2" MIN.

SUSPENDED CEILING SYSTEMS (LARR #22069)

1. ALL HANGER WIRES SHALL BE #12 GALV. WIRE AT 4'-0" O.C. EACH DIRECTION (EXCEPT AT LIGHT FIXTURES).

2. LATERAL SUPPORT SHALL BE PROVIDED BY FOUR WIRES OF MINIMUM #12 GAUGE SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF CROSS RUNNER AND TO STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. THESE LATERAL SUPPORT POINTS SHALL BE PLACED 12'-0" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4'-0" OF EACH WALL. VERTICAL STRUTS SHALL BE PROVIDED FROM THE STRUCTURE ABOVE TO THE MAIN RUNNERS AT ALL LATERAL SUPPORTS POINTS. STRUTS SHALL HAVE THE CAPACITY TO RESIST THE VERTICAL COMPONENTS INDUCED BY BRACING WIRES. PLACE STRUTS AT 12'-0" O.C. IN EACH DIRECTION WITH A STRUT POINT WITHIN 6'-0" OF EACH WALL.

3. ALLOWANCE SHALL BE MADE FOR LATERAL MOVEMENT SYSTEM. MAIN RUNNERS AND CROSS RUNNERS SHALL BE ATTACHED AT TWO ADJACENT WALLS WITHIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.

4. LIGHTING FIXTURES AND AIR DIFFUSERS SHALL BE SUPPORTED DIRECTLY BY WIRES TO THE STRUCTURE ABOVE, EXCEPT FOR THE FOLLOWING CONDITIONS:

A. RECESSED LIGHTING FIXTURES NOT OVER 36 POUNDS IN WEIGHT AND PENDENT HUNG FIXTURES NOT OVER 20 POUNDS IN WEIGHT, MAY BE SUSPENDED AND ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS.

B. AIR DIFFUSERS WHICH WEIGH NOT MORE THAN 20 POUNDS AND WHICH RECEIVE NO TRIBUTARY LOADING FROM DUCT WORK MAY BE POSITIVELY ATTACHED TO AND SUPPORTED BY THE CEILING RUNNERS.

GENERAL NOTES -

1. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS. ANY WORK OR MATERIALS NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THEREOF ARE IMPLIED AND ARE TO BE PROVIDED FOR AS IF SPECIFICALLY DESCRIBED.

2. ALL WORK SHALL CONFORM TO 2007 CALIFORNIA BUILDING CODE REQUIREMENTS AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.

3. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE AND STUD WALLS UNLESS NOTED OTHERWISE.

4. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DRAWINGS. DO NOT SCALE DRAWINGS.

5. WHERE APPLICABLE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION OR ERRORS, THE CONT'R. SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTORS EXPENSE.

6. DIMENSIONS, DETAILS, NOTES AND/OR SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN LIKE SITUATIONS UNLESS NOTED OTHERWISE.

7. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THIS PROJECT.

8. WHENEVER AN ARTICLE, DEVICE OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE INSTALLATION.

9. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE ANY WORK IS BEGUN.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK IN, ON OR ABOUT THE JOB SITE THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUB-CONTRACTORS.

11. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONS, SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

12. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.

13. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE STRUCTURAL ENGINEER.

14. WHETHER OR NOT DETAILED ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL DESIGN/BUILD SYSTEMS. HE SHALL ALSO BE RESPONSIBLE THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.

16. ANY MODIFICATIONS TO THE BUILDING SHELL RESULTING FROM DESIGN/BUILD REQUIREMENTS SHALL BE REPORTED TO THE OWNER AND ARCHITECT ALONG WITH ANY REQUIRED COSTS OR SAVINGS PRIOR TO CONSTRUCTION. ANY MODIFICATIONS NOT REPORTED WILL BE THE CONTRACTORS RESPONSIBILITY COORDINATION, CODE CONFORMANCE AND COSTS.

17. SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL AS NECESSARY. NEITHER THE ARCHITECT'S REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS CALLED THE ARCHITECTS ATTENTION (IN WRITING) TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.

18. INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CFR-1202 AND ALL LOCAL CODES AND ORDINANCES. GLASS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS. CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.

19. ALL MATERIALS AND FINISHES INDICATED ON PLANS SHALL BE NEW AND UNUSED, UNLESS NOTED OTHERWISE.

20. THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTION FOR THE PHYSICALLY HANDICAPPED PER C.A.C. TITLE 24 HANDICAPPED ACCESS REGULATIONS, AND THE APPLICABLE PORTIONS OF THE AMERICAN'S WITH DISABILITIES ACT.

21. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO " WITHEE MALCOLM ARCHITECTS ".

22. THE CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. DISCREPANCIES, IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF " WITHEE MALCOLM ARCHITECTS " FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

23. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL VERIFY WITH TENANT THE LOCATIONS OF ALL ELECTRICAL AND PLUMBING OUTLETS, AND ANY OTHER FEATURES UNIQUE TO THIS PROJECT. THE CONTRACTOR IS ADVISED TO MEET WITH THE TENANT OR HIS AGENT(S) ON THE JOB SITE TO ACCOMPLISH THE ABOVE VERIFICATION.

24. THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING AND RESTORING NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OF AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB SIGN. CONTRACTOR SHALL ALSO RETURN JOB SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.

DOOR NOTES

1. SEE PLAN AND/OR SCHEDULE FOR FIRE RATING OF DOORS AS REQUIRED.

2. CARPENTER TO UNDERCUT ALL OFFICE DOORS AS REQUIRED WHERE CARPET OCCURS.

3. INTERIOR DOOR FRAMES SHALL MATCH EXISTING AND BE FINISHED PER DOOR & FINISH SCHEDULES.

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sheet title **general notes**

sheet **CS-02**

BID SET ONLY

SANITARY FACILITY FIXTURES AND ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT, EXCEPT THAT 3" SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH. SEC 1115B.4.1.4

2. A CLEAR FLOOR SPACE 30" BY 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND TO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. A DOOR SWING SHALL NOT ENCROACH INTO THIS CLEAR SPACE. SEC 1115B.4.3.3

3. LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM DISTANCE OF 18" TO THE CENTERLINE OF THE FIXTURE. SEC 1115B.4.3.2

4. LAVATORIES THAT ARE DESIGNATED TO BE ACCESSIBLE SHALL BE MOUNTED WITH THE RIM OR COUNTER EDGE NO HIGHER THAN 34" ABOVE THE FINISHED APRON OR OUTSIDE BOTTOM EDGE OF THE LAVATORY OF 29", REDUCING TO 27" AT A POINT LOCATED 8" BACK FROM THE FRONT EDGE. KNEE CLEARANCE BELOW THE LAVATORY SHALL EXTEND A MINIMUM OF 30" IN WIDTH BY 17" IN DEPTH. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY. SEC 1115B.4.3.2

5. HOT WATER AND DRAINPIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. SEC 1115B.4.3.4

6. FAUCET CONTROLS AND OPERATING MECHANISMS ETC. SHALL BE OPERABLE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBF. LEVER- OPERATED, PUSH-TYPE, ELECTRONIC OR AUTOMATIC FLUSHING CONTROL TYPES ARE ACCEPTABLE AND PREFERABLE. SELF- CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC 1115B.4.3.1

7. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30" BY 48" IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. SEC 1115B.4.2.3

8. URINALS SHALL BE FLOOR MOUNTED OR WALL HUNG. WHERE ONE OR MORE WALL HUNG URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14" FROM THE WALL AND AT A MAXIMUM 17" ABOVE THE FLOOR SHALL BE PROVIDED. SEC 1115B.4.2.1

9. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS. SEC 1115B.4.1.5

10. WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. SEC 1115B.4.1.5 & 1115B.4.2.2

11. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERABLE MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5LBF. SEC 1115B.4.1.5 & 1115B.4.2.2

12. SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC 1115B.4.3.1

13. ALL MIRRORS LOCATED ABOVE ACCESSIBLE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. SEC 1115B.8.1.1

14. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS, OTHER EQUIPMENT AND CONTROLS ARE PROVIDED AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, WITH THE HIGHEST OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FINISHED FLOOR AND SHALL COMPLY WITH SECTION 1117B.6, CONTROLS AND OPERATING MECHANISMS. SEC 1115B.8.3

15. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED. SEC 1115B.8.4

16. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON- ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED ON SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. SEC 1115B.3.1.6

CALIFORNIA ARCHITECTURAL BARRIER LAWS - TITLE 24 (cont.')

SANITARY FACILITIES (GENERAL)

1. SANITARY FACILITIES THAT SERVE BUILDINGS, FACILITIES OR PORTIONS OF BUILDINGS OR FACILITIES SHALL BE PROVIDED TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES ARE REQUIRED TO BE ACCESSIBLE. SEC 1115B.1

2. DOORWAYS LEADING INTO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. SEC 1115B.6

3. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. SEC 1115B.6

4. GEOMETRIC (CIRCLE + TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND THE CONTRAST OF THE DOOR. SEC 1115B.6

5. REFER TO THE ARCHITECTURAL DRAWINGS FOR PHYSICAL REQUIREMENTS PERTAINING TO THE HANDICAPPED ACCESS TO TOILET ROOMS.

MULTIPLE ACCOMMODATION SANITARY FACILITIES

MULTIPLE ACCOMMODATION SANITARY FACILITY IS DEFINED AS " A ROOM THAT HAS MORE THAN ONE SANITARY FIXTURE, IS INTENDED FOR THE USE OF MORE THAN ONE PERSON AT A TIME, AND WHICH USUALLY IS PROVIDED WITH PRIVACY COMPARTMENTS OR SCREENS SHIELDING SOME FIXTURES FROM VIEW. A BATHROOM SERVING A HOTEL GUEST ROOM AND A PRIVATE TOILET IN SMALL OFFICES, STORES AND SIMILAR LOCATION ARE NOT INCLUDED IN THIS CATEGORY ".
CBC PG. 38

1. A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR A CLEAR SPACE 56" BY 65" IN SIZE SHALL BE PROVIDED FOR WHEELCHAIR MANEUVERING. DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE. DOORS, OTHER THAN THE DOOR TO THE ACCESSIBLE TOILET COMPARTMENT, IN ANY POSITION MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12". SEC 1115B.3.1.1

2. A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. SEC 1115B.4.1.1

3. A MINIMUM OF 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR AND A MINIMUM 60" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS A DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. SEC 1115B.3.1.4.2 & 1115B.3.1.4.3

4. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END AND 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. SEC 1115B.3.1.4.4

5. WHEN STANDARD COMPARTMENT DOORS ARE USED, WITH A MINIMUM 9" CLEARANCE FOR FOOTRESTS UNDERNEATH AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE, AS SPECIFIED IN SECTION 1004.9.2.2 IS NOT REQUIRED. (1115B.7.1.4)

6. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. SEC 1115B.3.1.4.5

7. EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN 48" AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOOR IN ITS CLOSED POSITION. SEC 1115B.3.1.4.9

8. WHERE SIX OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM, IN ADDITION TO THE STANDARD ACCESSIBLE STALL REQUIRED ABOVE, AT LEAST ONE ADDITIONAL STALL SHALL BE 36" WIDE WITH AN OUTWARD SWINGING SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH SECTIONS 1115B.8.4. SEC 1115B.3.1.9

GRAB BARS

1. GRAB BARS TO BE LOCATED ON EACH SIDE OR ON ONE SIDE AND BACK OF WATER CLOSET. SEC 1115B.4.1.3

   A. GRAB BARS TO BE 33" ABOVE AND PARALLEL TO THE FLOOR. SEC 1115B.4.1.3.1 & 1115B.4.1.3.2.

   B. SIDE GRAB BARS TO BE MIN. 42" LONG AND PROJECT 24" IN FRONT OF WATER CLOSET STOOL. GRAB BAR BAR AT BACK TO BE 36" LONG. SEC 1115B.4.1.3.1 & 1115B.4.1.3.2.

   C. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2". SEC 1115B.7.1

   D. THE STRUCTURAL STRENGTH OF THE GRAB BARS, TUB, AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS: SEC 1115B.7.2

      1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. SEC 1115B.7.2.1

      2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. SEC 1115B.7.2.2

      3. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOCABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD. SEC 1115B.7.2.3

      4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT FORCE OF A 250 LB POINT LOAD PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250 LB LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE. SEC 1115B.7.2.4

      5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. SEC 1115B.7.2.5

   E. A GRAB BAR AND ANY WALL OR OTHER SURFACES ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". SEC 1115B.7.3

CALIFORNIA ARCHITECTURAL BARRIER LAWS - TITLE 24 (cont.')

DOORS AND HARDWARE:

1. HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 30" TO 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER OR PUSH-PULL TYPE HARDWARE. SEC 1133B.2.5.2

2. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE FOR OPENING BY WHEELCHAIR FOOT REST. SEC 1133B.2.6

3. THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR SHALL COMPLY WITH THIS SECTION. PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE.

   1. REQUIRED FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE ADMINISTRATIVE AUTHORITY NOT TO EXCEED 15 lbf.

   2. OTHER THAN FIRE DOORS, INTERIOR DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 lbf.

   3. OTHER THAN REQUIRED FIRE DOORS, EXTERIOR DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 lbf. SEC 1133B.2.9

4. ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" WIDE BY 80" HIGH CLEAR OPENING WITH THE DOOR AT 90 DEGREES TO THE CLOSED POSITION. SEC 1133B.2.2

5. ONE DOOR OF A PAIR OF DOORS SHALL MEET THE MINIMUM WIDTH REQUIREMENTS. SEC 1133B.2.3.1

6. THE FLOOR OR LANDING SHALL NOT BE MORE THEN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGE IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. SEC 1133B.2.4.1

DRINKING FOUNTAINS

1. IN NEW CONSTRUCTION, WHERE ONLY ONE DRINKING FOUNTAIN AREA IS PROVIDED ON A FLOOR, THERE SHALL BE A DRINKING FOUNTAIN WHICH IS ACCESSIBLE TO INDIVIDUALS WHO USE WHEELCHAIRS IN ACCORDANCE WITH PLUMBING CODE 5-1307.0 AND ONE ACCESSIBLE TO THOSE WHO HAVE DIFFICULTY BENDING OR STOOPING. THIS CAN BE ACCOMMODATED BY THE USE OF A LOW FOUNTAIN OR BY SUCH OTHER MEANS AS WOULD ACHIEVE THE REQUIRED ACCESSIBILITY FOR EACH GROUP ON EACH FLOOR. SEC 1115B.4.6.1

2. WHERE WATER FOUNTAINS ARE PROVIDED, THEY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS. SEC 1115B.4.6

3. DRINKING FOUNTAINS SHALL BE LOCATED COMPLETELY WITHIN ALCOVES OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE ALCOVES IN WHICH THE WATER FOUNTAIN IS LOCATED SHALL NOT BE LESS THAN 32" IN WIDTH AND 18" IN DEPTH. SEC 1115B.4.6.3

4. THE DRINKING FOUNTAIN SHALL BE A MINIMUM OF 18 INCHES IN DEPTH AND THERE SHALL BE CLEAR AND UNOBSTRUCTED KNEE SPACE UNDER THE DRINKING FOUNTAIN NOT LESS THAN 27-INCHES IN HEIGHT AND 8 INCHES IN DEPTH. THE DEPTH MEASUREMENT BEING TAKEN FROM THE FRONT EDGE OF THE FOUNTAIN. SEC 1115B.4.6.2

5. THE BUBBLER OUTLET ORIFICE SHALL BE LOCATED WITHIN 6" OF THE FRONT EDGE OF THE DRINKING FOUNTAIN AND WITHIN 36" OF THE FLOOR. THE WATER STREAM FROM THE BUBBLER SHALL BE SUBSTANTIALLY PARALLEL TO THE FRONT EDGE OF THE DRINKING FOUNTAIN. SEC 1115B.4.6.4

6. THERE SHALL BE TOE CLEARANCE OF 9" IN HEIGHT ABOVE THE FLOOR AND 17" IN DEPTH FROM THE FRONT EDGE OF THE FOUNTAIN. SEC 1115B.4.6.2

7. A SIDE APPROACH DRINKING FOUNTAIN IS NOT ACCEPTABLE. SEC 1115B.4.6.2

8. THE DRINKING FOUNTAIN BUBBLER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM NOT REQUIRING A FORCE GREATER THAN 5 LBF. THAT IS LOCATED WITHIN 6" OF THE FRONT EDGE OF THE FOUNTAIN OR AN ELECTRICALLY CONTROLLED DEVICE (PREFERABLY). SEC 1115B.4.6.4

CONTROLS AND OPERATING MECHANISMS

1. CONTROLS AND OPERATING MECHANISMS REQUIRED TO BE ACCESSIBLE BY SECTION 109.1 SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1117B.6. SEC 1117B.6.1

2. CLEAR FLOOR SPACE COMPLYING WITH SECTION 1118B.4 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT. SEC 1117B.6.2

3. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 9" IF SIDE APPROACHED. SEC 1117B.6.3

4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED ACTIVATE CONTROLS SHALL BE NO GRATER THAN 5 POUNDS OF FORCE. SEC 1117B.6.4

5. NON-COMMERCIAL KITCHEN AND COUNTER BAR SINKS LOCATED IN COMMON USE AREAS SHALL HAVE FAUCET CONTROLS AND OPERATING MECHANISMS OPERABLE WITH ONE HAND IN ACCORDANCE WITH SECTION 1118B AND SHALL NOT REQUIRE GRASPING , PINCHING TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 PLF. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC 1509.3

6. SPACES FOR VENDING MACHINES AND OTHER EQUIPMENT SHALL COMPLY WITH SECTION 1118B AND SHALL BE LOCATED ON AN ACCESSIBLE ROUTE COMPLYING WITH SECTION 1114B.1.2 CONTROLS FOR VENDING MACHINES AND OTHER EQUIPMENT SHALL COMPLY WITH SECTION 1117B.6, CONTROLS AND OPERATING MECHANISMS. SEC 1126B

ELECTRICAL REQUIREMENTS:

1. THE CENTER OF JUNCTION BOXES FOR RECEPTACLE OUTLETS SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION MEETING THE CLEARANCES AND REACH RANGE REQUIREMENTS OF SEC 1117B.6.3

2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE 48 INCHES ABOVE THE FLOOR OR WORKING PLATFORM. SEC 1117B.6.5.1

3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.

4. THE INSTALLATION OF FIRE ALARM EQUIPMENT AND SYSTEM IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

5. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

job no.	A9041-E
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
Issue For Bid	06.00.2013
revision	

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EL RETIRO BRANCH
126 Vista Del Parque, Torrance, CA 90277

OWNER : City of Torrance, Department of General Services
3350 Civic Center Drive, Torrance, CA 90503

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sheet title **general notes**

sheet **CS-03**

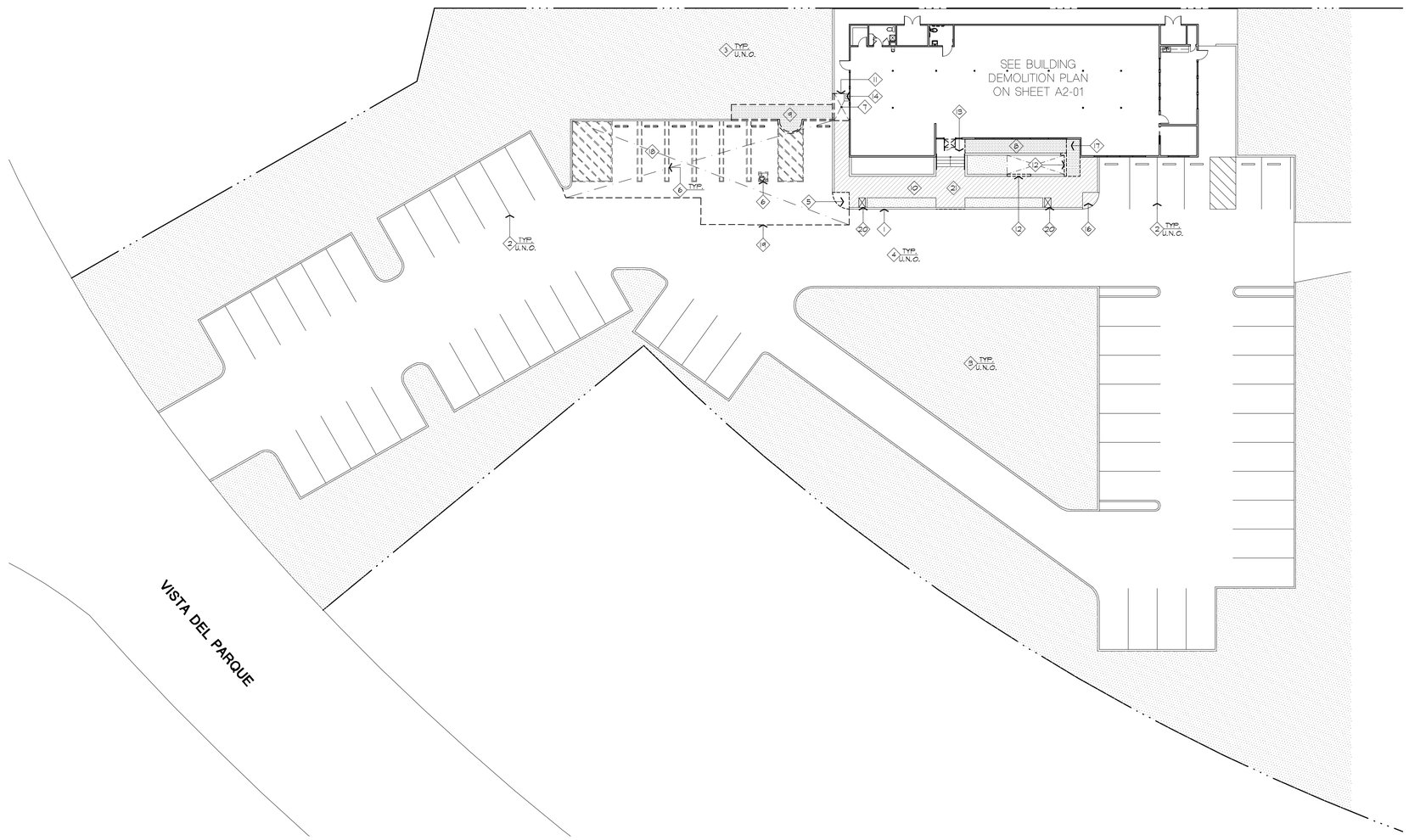
BID SET ONLY

keynotes

1. EXISTING CONCRETE CURB TO REMAIN.
2. EXISTING PARKING STRIPING TO REMAIN.
3. EXISTING LANDSCAPING TO REMAIN.
4. EXISTING A.C. PAVING TO REMAIN.
5. REMOVE EXISTING CONCRETE RAMP
6. BLACK OUT EXISTING PARKING STRIPING. SEE SITE PLAN FOR NEW STRIPING IN THIS AREA.
7. REMOVE PORTION OF EXISTING CONCRETE WALK.
8. REMOVE EXISTING CONCRETE RAMP, HANDRAILS, AND ANY PORTION OF EXISTING CONCRETE WALK TO ACCOMMODATE NEW CONCRETE RAMP.
9. REMOVE PORTION OF (E) CONC. CURB, LANDSCAPING, AND MODIFY IRRIGATION AS NECESSARY TO ACCOMMODATE NEW CONC. WALK.
10. EXISTING ACCESSIBLE CONCRETE WALK (MAX. SLOPE 1:20 AND MAX. 2% CROSS SLOPE). TO REMAIN, U.N.O.
11. EXTENT OF EXISTING CONCRETE WALK REMOVAL SHALL TERMINATE AT EXISTING STEP.
12. REMOVE PORTION OF EXISTING PLANTER AND LANDSCAPING TO ACCOMMODATE NEW RAMP.
13. EXISTING CONCRETE WALK AND STEPS TO REMAIN.
14. (E) IRRIGATION CONTROLLER AND CONCRETE PAD TO REMAIN.
15. REMOVE PORTION OF EXISTING A.C. PAVING AND PREPARE TO RECEIVE NEW A.C. PAVING.
16. EXISTING CONCRETE RAMP TO REMAIN.
17. REMOVE PORTION OF EXISTING CONCRETE WALK FOR NEW RAMP AND PLANTER. SEE SITE PLAN.
18. REMOVE A.C. PAVING IN THIS AREA TO ACCOMMODATE NEW ACCESSIBLE PARKING SLOPE.
19. EXTENT LINE OF REMOVAL & JOIN LINE OF NEW A.C. PAVING IS PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT EXTENT LINE OF NEW A.C. PAVING WORK TO PROVIDE A SMOOTH, UN-ABRUPT TRANSITION TO EXISTING.
20. EXISTING BOOK RETURN BOX TO REMAIN
21. HATCH INDICATES CONTRACTOR TO PROVIDE COST ALTERNATIVE FOR THE REMOVAL AND REPLACEMENT OF EXISTING CONC. WALK.

demolition site plan notes

1. PROTECT ALL EXISTING AREAS, MATERIALS & CONDITIONS TO REMAIN FROM EROSION, DEBRIS, OR DAMAGE.
2. SAVE ALL LIGHTS, UTILITY BOXES, COVERS, VENTS, ETC. FOR REUSE. RETURN UNUSED ITEMS TO OWNER FOR DISPOSITION.
3. WHERE EXISTING CONDITIONS (CURBS, A.C. PAVING, FENCING, LANDSCAPING, UTILITIES, ETC.) ARE DAMAGED DUE TO DEMOLITION OR NEW CONSTRUCTION, THAT AREA SHALL BE REPAIRED TO MATCH EXISTING.
4. CONTRACTOR SHALL PROVIDE SITE RECORD DOCUMENTS (MECH., ELEC., FIRE) TO OWNER AT JOB COMPLETION & PRIOR TO APPLICATION FOR PAYMENT. DOCUMENTS SHALL REFLECT ACCURATE LOCATIONS AND DEPTHS FOR ALL UNDERGROUND UTILITIES.
5. WHERE UTILITIES, SIGNS, ETC. ARE REUSED, THEY ARE TO BE CLEANED, REPAIRED/REPLACED AS NECESSARY TO APPEAR AS EXISTING. REUSED LIGHT FIXTURES AND POLES ARE TO BE CLEANED AND REPAIRED TO APPEAR AS EXISTING WITH NEW BULBS IN ALL REUSED FIXTURES.
6. SEE ADDITIONAL DEMOLITION NOTES ON SHEET A2-01.



site demolition plan
SCALE: 1/16"=1'-0"

1

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

scale: 1/16" = 1'-0"
0 16 32 48 64

NORTH

job no.	A9041-E
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
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sheet title **site plan - demolition**

sheet **A1-01**

BID SET ONLY

keynotes

1. EXISTING CONCRETE CURB TO REMAIN.
2. EXISTING PARKING STRIPING TO REMAIN.
3. EXISTING LANDSCAPING TO REMAIN.
4. EXISTING A.C. PAVING TO REMAIN.
5. EXISTING BOOK RETURN BOX TO REMAIN
6. EXISTING CONCRETE CURB RAMP TO REMAIN.
7. PROVIDE NEW A.C. PAVING ON THIS AREA, WITH 2% MAX. SLOPE IN ANY DIRECTION AT ACCESSIBLE STALLS AND AISLES.
8. PROVIDE NEW LEVEL CONCRETE WALK AND CURB TO MATCH EXISTING.
9. NEW PARKING STRIPING PER CITY OF TORRANCE STANDARD. SEE 3/A8-01.
10. EXISTING ACCESSIBLE CONCRETE WALK (MAX. SLOPE 1:20 AND MAX. 2% CROSS SLOPE). (CONTRACTOR TO PROVIDE COST ALTERNATIVE FOR THE REMOVAL AND REPLACEMENT OF EXISTING CONC. WALK).
11. PATCH AND REPAIR EXISTING WALL, CURB, LANDSCAPING, PLANTERS, AND PAVING WHERE DEMOLITION OCCURS.
12. PROVIDE NEW ACCESSIBLE SITE SIGNAGE. SEE 5 & 6/A8-01.
13. PROVIDE NEW LEVEL CONCRETE WALK AND CURB TO MATCH EXISTING.
14. PROVIDE NEW A.C. PAVING IN THIS AREA. PAVING THICKNESS AND PREPARATION SHALL MATCH EXISTING CONDITIONS.
15. EXTENT LINE OF REMOVAL & JOIN LINE OF NEW A.C. PAVING (OR CONCRETE WALK) IS PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT EXTENT LINE OF NEW A.C. PAVING (CONCRETE WALK) WORK TO PROVIDE A SMOOTH, UN-ABRUPT TRANSITION TO EXISTING.

site plan notes

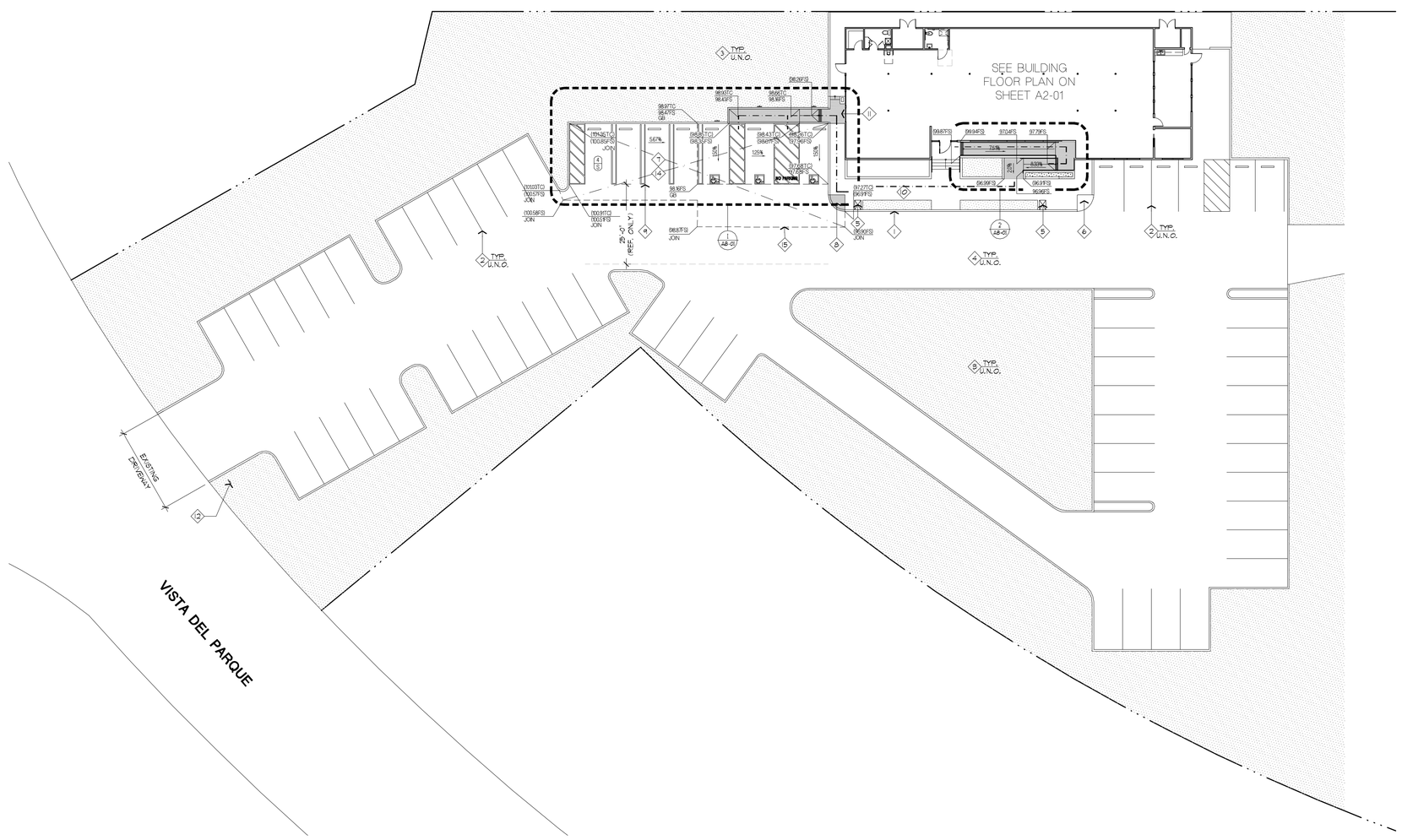
1. PROTECT ALL EXISTING AREAS, MATERIALS & CONDITIONS TO REMAIN FROM EROSION, DEBRIS, OR DAMAGE.
2. SAVE ALL LIGHTS, UTILITY BOXES, COVERS, VENTS, ETC. FOR REUSE. RETURN UNUSED ITEMS TO OWNER FOR DISPOSITION.
3. WHERE EXISTING CONDITIONS (CURBS, A.C. PAVING, FENCING, LANDSCAPING, UTILITIES, ETC.) ARE DAMAGED DUE TO DEMOLITION OR NEW CONSTRUCTION, THAT AREA SHALL BE REPAIRED TO MATCH EXISTING.
4. CONTRACTOR SHALL PROVIDE SITE RECORD DOCUMENTS (MECH., ELEC., FIRE AND ANY OTHER IDENTIFIABLE UTILITY) TO OWNER AT JOB COMPLETION & PRIOR TO APPLICATION FOR PAYMENT. DOCUMENTS SHALL REFLECT ACCURATE LOCATIONS AND DEPTHS FOR ALL UNDERGROUND UTILITIES.
5. WHERE UTILITIES, SIGNS, ETC. ARE REUSED, THEY ARE TO BE CLEANED, REPAIRED/REPLACED AS NECESSARY TO APPEAR AS EXISTING. REUSED LIGHT FIXTURES AND POLES ARE TO BE CLEANED AND REPAIRED TO APPEAR AS EXISTING WITH NEW BULBS IN ALL REUSED FIXTURES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING (OR REPLACING, IF MORE ECONOMICAL) ANY IRRIGATION, UNDERGROUND CONDUIT, SEWER, DOMESTIC WATER, ETC. THAT IS DAMAGED OR REQUIRED TO BE MODIFIED AS A PART OF CONSTRUCTION. THE CONTRACTOR SHALL SURVEY THE EXISTING SITE FOR ANY POTENTIAL CONFLICTS.
7. PATCH & REPAIR ASPHALT WHERE CONCRETE WHEEL STOPS HAVE BEEN REMOVED.

site legend

- · — · — · — · — ACCESSIBLE PATH OF TRAVEL

S/A/V — INDICATES QUANTITY OF PARKING SPACES
'S' INDICATES A STANDARD PARKING SPACE (8'-6" X 19'-0" MIN.)
'A' INDICATES AN ACCESSIBLE PARKING SPACE (9'-0" X 18'-0" MIN.)
'V' INDICATES A VAN ACCESSIBLE PARKING SPACE (9'-0" X 18'-0" MIN.)

100.00TC / 100.00FS / GB — INDICATES ELEVATIONS IN REFERENCE TO THE EXISTING FLOOR SLAB
'TC' INDICATES TOP OF CURB ELEVATION
'FS' INDICATES FINISHED SURFACE ELEVATOIN
'GB' INDICATES GRADE BREAK
'TW' INDICATES TOP OF WALL ELEVATION
'(100.00)' ELEVATIONS IN PARENTHESIS INDICATE ELEVATIONS OF EXISTING SURFACES TO WHICH NEW SURFACES SHALL BE ADJOINED



site plan
SCALE: 1/16"=1'-0"

1

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

scale: 1/16" = 1'-0"
0 16 32 48 64

NORTH

job no.	A9041-E
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submittal	
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sheet title **site plan - proposed**

sheet **A1-02**

BID SET ONLY

keynotes

1. EXISTING EXTERIOR MASONRY TO REMAIN.
2. EXISTING EXTERIOR GLAZING TO REMAIN.
3. EXISTING DOOR FRAME AND HARDWARE TO REMAIN.
4. REMOVE ALL PLUMBING FIXTURES, FLOOR / WALL FINISHES, AND RESTROOM ACCESSORIES THROUGHOUT THIS EXISTING RESTROOM.
5. EXISTING STRUCTURAL COLUMN TO REMAIN.
6. EXISTING ELECTRICAL PANEL TO REMAIN.
7. REMOVE EXISTING STOREFRONT DOOR AND HARDWARE. EXISTING FRAME TO REMAIN.
8. PROVIDE ACCESSIBILITY ENTRANCE SIGNAGE. SEE DETAIL 7/A8-02.
9. PROVIDE A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE OF THE DOOR STATING : THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
10. REMOVE EXISTING RECESSED WALK-OFF MAT. EXISTING DEPRESSION TO REMAIN.
11. NEW RECESSED WALK-OFF MAT. PEDIMAT AA WITH CLEAR ANODIZED RECESSED ANGLE FRAME AND ABRASIVE INSERTS. CONTRACTOR TO VERIFY EXISTING DEPRESSION DEPTH AND SIZE.
12. EXISTING WALL MOUNTED DRINKING FOUNTAIN AND STAINLESS STEEL BACK SPLASH TO REMAIN.

floor plan notes

1. TYPE, FINISH, AND HEIGHT OF ALL INTERIOR WINDOW FRAMES TO MATCH DOOR FRAMES AND EXISTING.
2. PROVIDE NEW FIRE EXTINGUISHERS IN CABINETS TO MATCH EXISTING. LOCATION OF FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE / BUILDING INSPECTOR.
3. EXIT INDICATES AN EXISTING EXIT SIGN. EXIT SIGNS AND DIRECTIONAL EXIT SIGNS SHALL HAVE MIN. 6" H x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIT SO THEY ARE CLEARLY VISIBLE. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH CHAPTER 10 OF THE CBC. ANY REPLACEMENT EXIT SIGNS ARE TO MATCH EXISTING.
4. ADJUST ALL NEW AND EXISTING DOOR CLOSERS TO REMAIN NOT TO EXCEED A.D.A. MAXIMUM OPERATING FORCES WHERE APPLIES, WITHIN AREA OF WORK.
5. PROVIDE VENTILATION IN ACCORDANCE WITH CHAPTER 12 OF THE CALIFORNIA BUILDING CODE, 2007 EDITION.
6. GLAZING WITHIN 24" ARC OF A SWING DOOR OR 18" FROM FLOOR SHALL COMPLY WITH SECTION 2406 OF THE CALIFORNIA BUILDING CODE AND BE TEMPERED.
7. FOR PATCHES TO EXISTING CONCRETE SLAB FROM PLUMBING OR OTHER TRENCHES - SEE 8/A8-02. FINISH TO MATCH EXISTING.
8. PATCH ANY EXISTING WALLS TO REMAIN THAT NEED REPAIR AND PREPARE FOR NEW PAINT, WITHIN THE AREA OF WORK
9. ALL GYPSUM BOARD EDGES SHALL BE BLOCKED WHERE IT DOES NOT FALL ON A FRAMING MEMBER.
10. PATCH AND REPAIR WALLS WHERE SWITCHES, OUTLETS, CARD READERS, THERMOSTATS, ETC. WERE REMOVED.
11. ALL ROOF WORK SHOULD BE PERFORMED BY A CERTIFIED/LICENSED ROOFING CONTRACTOR AND FOLLOW MANUFACTURER'S (GAF OR TO MATCH EXISTING) RECOMMENDATIONS.

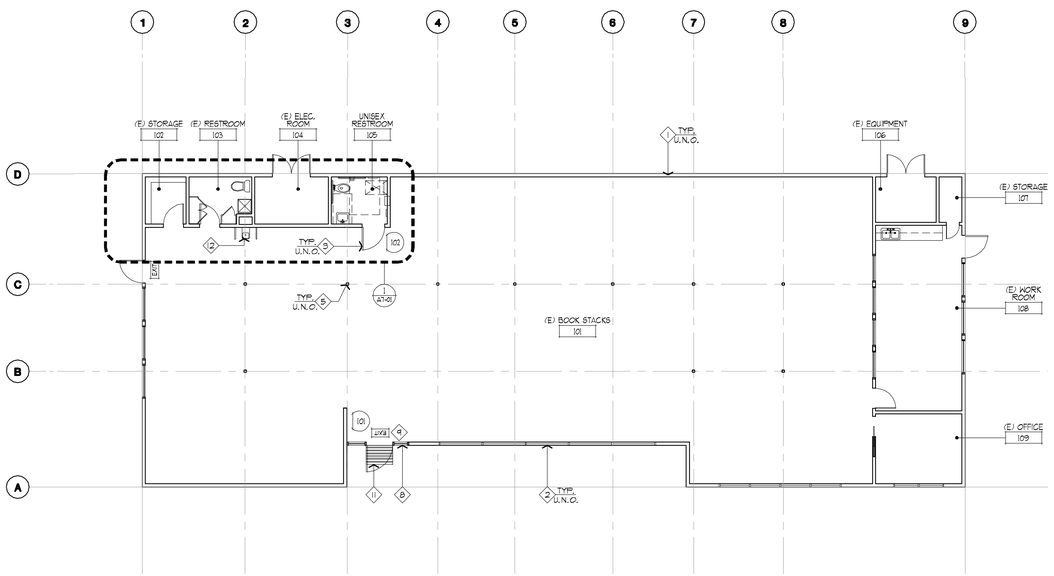
demolition notes

1. REMOVE EXISTING FLOOR COVERING (CARPET, VCT, SHEET VINYL, & RELATED BASE) ONLY WHERE INDICATED ON PLAN.
2. SAVE ALL WINDOWS, DOORS, FRAMES, AND HARDWARE - IN GOOD CONDITION. ALL UNUSED WINDOWS, DOORS, FRAMES, AND HARDWARE ARE TO BE RETURNED TO OWNER.
3. WHERE EXISTING WALLS, CEILINGS, ETC. ARE DAMAGED DUE TO DEMOLITION OR NEW CONSTRUCTION, THAT AREA SHALL BE REPAIRED TO MATCH EXISTING.
4. REMOVE ALL UNUSED OR ABANDONED DATA, ELECTRICAL OUTLETS, CONDUITS, J-BOXES, PANELS, & SWITCHES IN AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. PRESERVE ITEMS WHICH WILL REMAIN IN SERVICE. SEE ELECTRICAL PLANS.
5. REMOVE ANY NON ACCESSIBLE DOOR HARDWARE AND REPLACE. WITH LEVER TYPE WITHIN THE AREA OF WORK.
6. REMOVE ANY UNNECESSARY THERMOSTATS AND PATCH WALLS. RELOCATE AS NECESSARY WITHIN THE AREA OF WORK.. SEE MECHANICAL PLANS.
7. REMOVE ANY UNNECESSARY OR ABANDONED DUCTWORK WITHIN THE AFFECTED PORTIONS OF NEW CONSTRUCTION. PATCH WALLS. SEE MECHANICAL PLANS.
8. ALL FINISHES AND ACCESSORIES ARE TO REMAIN IN THE EXISTING RESTROOMS, U.N.O.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOBSITE AND BEING AWARE OF ALL ITEMS TO BE DEMOLISHED AND REMOVED INCLUDING, BUT NOT LIMITED TO PLUMBING FIXTURES, CONDUIT, MILLWORK AND FLOOR FINISHES, WHETHER SPECIFICALLY INDICATED OR NOT.
10. THE CONTRACTOR IS TO PATCH ALL DEMOLISHED ELECTRICAL AND DATA OUTLETS IN EXISTING WALLS TO REMAIN. TAPE/SAND & PREPARE TO RECEIVE FINISHES AS SCHEDULED.
11. DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION, CONTRACTOR SHALL MAKE ALL EFFORTS TO PROTECT EXISTING CONSTRUCTION AND FINISHES INCLUDING ADJACENT OFFICE AREAS, ELEVATOR CABS, TOILETS AND PUBLIC CORRIDORS.

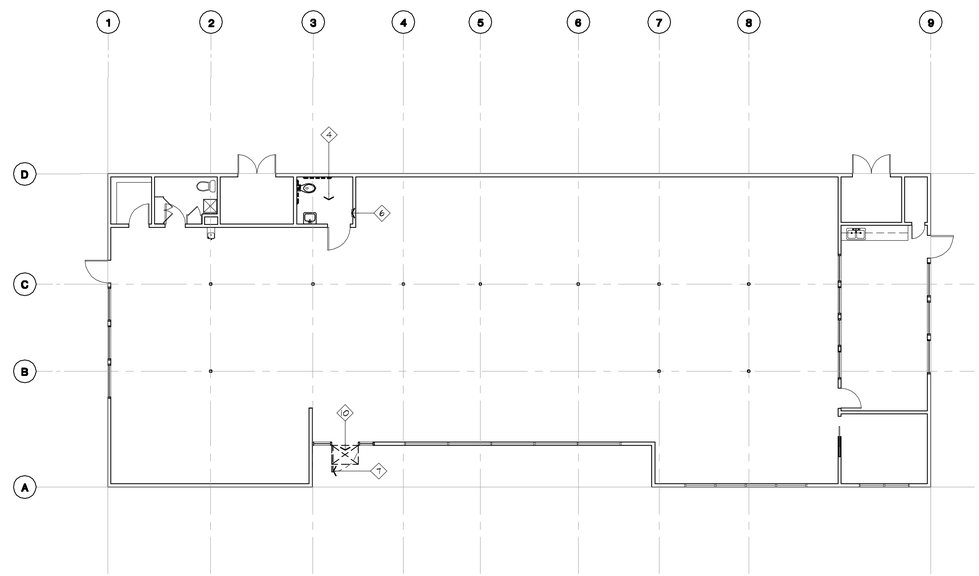
wall legend

EXISTING WALL / PARTITION TO REMAIN

EXISTING WALL / PARTITION TO BE REMOVED



floor plan
SCALE: 1/8"=1'-0"
2



demolition plan
SCALE: 1/8"=1'-0"
1

note:
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scale: 1/4" = 1'-0"
0 4 8 12 16

NORTH

job no.	A9041-E
drawn	
submittal	
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sheet title: **demolition plan and floor plan**

sheet: **A2-01**

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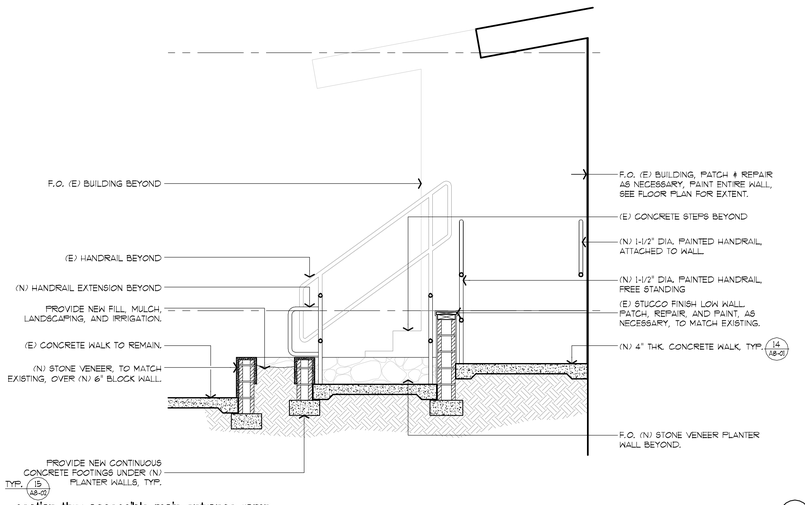
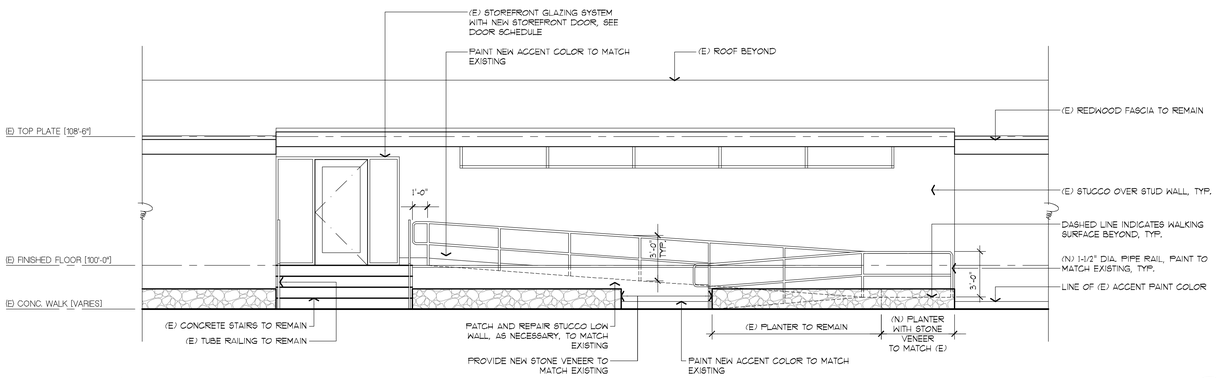


section thru accessible main entrance ramp

SCALE: 1/2"=1'-0"

4



north exterior elevation

SCALE: 1/4"=1'-0"

3

finish plan notes

1. CARPET AND VINYL TILE INSTALLATION SHALL INCLUDE ANY PREPARATION NECESSARY TO PROVIDE A LEVEL AND SMOOTH SURFACE FREE OF DIRT, PAINT, OIL OR OTHER FOREIGN MATTER & ALLOWING INSTALLATION PER MANUFACTURERS SPECIFICATION.
2. ALL PAINT SHALL BE APPLIED OVER SMOOTH SANDED PRIMERED SURFACE WITH REQUIRED TWO COATS TO COVER COMPLETELY AND EVENLY. (TWO COATS MIN. AT DISCRETION OF ARCHITECT).
3. PRIME AND PAINT ALL ACCESS DOORS, WALL DIFFUSERS, ETC. IN FINISHED WALL SURFACES TO MATCH ADJACENT SURFACE. PAINT SHALL BE APPLIED PRIOR TO ATTACHMENT TO FINISHED WALL SURFACE.
4. CARPET INSTALLER TO SEAM SEAL ALL CARPET SEAMS.
5. SUBMIT SAMPLES OF ALL FINISHES FOR ARCHITECT'S REVIEW PRIOR TO PROCEEDING, ALLOWING TIME FOR SUBMITTAL REVIEW AND FOR RESUBMITTALS AS REQUIRED:
   PAINT: (3) 8 1/2" X 11" BRUSHOUT SAMPLES OF ACTUAL FINISH
   FLOORING: (3) SAMPLES OF EACH MATERIAL TO BE USED
6. RESURFACE, SCAR PATCH, AND/OR SKIM COAT EXISTING WALLS AS NECESSARY TO RECEIVE NEW PAINT OR WALLCOVERING.
7. WHERE PATCHING OCCURS, SURFACE TEXTURE OF PATCH SHALL BE FLUSH WITH AND MATCH THE ADJACENT SURFACE TEXTURE.
8. PAINT SHALL BE LATEX ENAMEL, EGGSHELL FINISH AT ALL OFFICE, CORRIDOR, & LOBBY AREAS AND SEMI-GLOSS AT ALL RESTROOMS, LUNCHROOMS, COFFEE ROOMS, JANITOR ROOMS, STORAGE ROOMS, DOOR FRAMES, WINDOW FRAMES, & PAINTED DOORS. CONTRACTOR SHALL VERIFY SHEEN TO MATCH EXISTING.
9. ALL ROOMS BEYOND SCOPE OF WORK SHALL HAVE EXISTING FINISHES TO REMAIN, U.N.O..
10. FLOAT ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATION. NOTIFY OWNER & ARCHITECT OF VARIANCE PRIOR TO FLOATING FLOOR.
11. WHERE NEW PAINT, FLOORING, WALL BASE, ETC. IS REQUIRED, PROVIDE NEW TO MATCH EXISTING, U.N.O.
12. CONTRACTOR SHALL PAINT ALL NEW WALLS & ANY OTHERS AFFECTED BY WORK, REPLACE FLOORING OR WALL BASE WHERE DAMAGED DUE TO CONSTRUCTION.
13. PAINT ALL NEW DOORS AND H.M. FRAMES TO MATCH EXISTING.

reflected ceiling plan notes

1. ALL LIGHT FIXTURES, SWITCHES, THERMOSTATS, ETC. ARE TO CONFORM WITH TITLE 24 ENERGY CONSERVATION CODE & A.D.A.
2. CONDUIT MUST BE A MINIMUM OF 1-1/2" CLEAR ABOVE THE CEILING GRID & BE COORDINATED W/ NEW DUCTS & SPRINKLERS.
3. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS WITH LIGHT FIXTURE LOCATIONS & HVAC DUCTWORK PRIOR TO ORDERING FIXTURES OR INSTALLATION OF CEILING GRID.
4. PROVIDE EMERGENCY LIGHTING PER CODE.
5. LIGHT SWITCH CONTROLS IN OPEN AND PRIVATE OFFICE AREAS WILL BE BY MOTION SENSOR TO MATCH EXISTING. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND TYPE SPECIFICATION.
6. ALL SUSPENDED CEILINGS ARE TO BE INSTALLED AT THE ELEVATION TO MATCH THE EXISTING ADJACENT CEILING.
7. PATCH AND REPAIR WALLS WHERE SWITCHES WERE REMOVED.
8. ALL LIGHTING CONTROLS SHOWN SHALL BE MOUNTED AT +3'-6" HEIGHT TO CENTERLINE UNLESS OTHERWISE NOTED. WHERE MORE THAN ONE CONTROL IS SHOWN AT A GIVEN LOCATION, CONTROLS SHALL BE GANGED TOGETHER AND COVERED BY A SINGLE BUILDING STANDARD COVERPLATE.
9. LIGHT CONTROLS INDICATED NEW AS SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED WITH A SINGLE COVER PLATE. COLOR TO BE BUILDING STANDARD. LIGHT CONTROLS SHALL CONFORM TO TITLE 24 REQUIREMENTS.
10. LIGHT CONTROL LOCATIONS ARE SHOWN SCHEMATICALLY AND MAY NOT INDICATE ACTUAL NUMBER OF SWITCHES REQUIRED. CONTRACTOR SHALL DETERMINE ACTUAL CONTROL QUANTITIES ACCORDING TO CIRCUIT LOAD AND APPLICABLE ELECTRICAL CODE REQUIREMENTS.
11. ALL RECESSED LIGHT FIXTURES SHOWN SHALL BE FURNISHED WITH TRIM FOR MOUNTING TO BUILDING STANDARD CEILING GRID SPECIFIED.
12. ALL ACOUSTIC CEILING TILES DAMAGED DURING THE COURSE OF DEMOLITION OR CONSTRUCTION ARE TO BE REPLACED WITH MATCHING TILES.
13. ALL LIGHT FIXTURES, SMOKE DETECTORS, SPRINKLER HEADS, AND SPEAKER OUTLETS, OR OTHER FIXTURES ARE TO BE INSTALLED IN DEAD CENTER OF CEILING TILES UNLESS OTHERWISE NOTED.
14. HVAC AND ELECTRICAL DESIGN CRITERIA SHALL CONFORM TO STATE OF CALIFORNIA TITLE 24 ENERGY CONSERVATION REQUIREMENTS .
15. CONTRACTOR TO LABEL THE BUILDING ELECTRICAL PANEL DIRECTORY WITH ANY CHANGE TO CIRCUITS. LABELING WILL BE TYPED, NOT HAND WRITTEN.
16. THE CONTRACTOR SHALL PROVIDE ACCESS TO ABOVE THE CEILING FOR TENANT CABLING CONTRACTORS' INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING OF THESE OTHER TRADES.
17. THE ELECTRICAL CONTRACTOR SHALL SURVEY EXISTING LIGHTING FIXTURES TO BE REUSED AND RELAMP, REBALAST ANY NON-FUNCTIONING LIGHT FIXTURE WITHIN AREA OF WORK.
18. REFER TO MECHANICAL AND ELECTRICAL (ENGINEERING) DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION. WHERE CONFLICTS OCCUR, ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE FOR LOCATION AND TYPE OF OUTLET. ARCHITECT AND/OR TENANT CONSTRUCTION COORDINATOR IS TO BE NOTIFIED OF ANY CONFLICTS PRIOR TO COMMENCING WORK.

keynotes

1. EXISTING CEILING AND LIGHT FIXTURES ARE TO REMAIN IN THIS AREA.
2. EXISTING FINISHES ARE TO REMAIN IN THIS AREA.
3. NOT USED.
4. RELOCATE EXISTING LIGHT SWITCH TO +48" AFF. MAX., PATCH & REPAIR WALL AS NECESSARY.

reflected ceiling legend

- INDICATES NEW 1x4 RECESSED LIGHT FIXTURE WITH PRISMATIC LENS
- S INDICATES NEW 1x4 SURFACE MOUNTED LIGHT FIXTURE WITH PRISMATIC LENS
- E INDICATES EXISTING FLUORESCENT LIGHT FIXTURE TO REMAIN
- N INDICATES NEW FLUORESCENT LIGHT FIXTURE. TO MATCH EXISTING -SEE ELECTRICAL PLANS.
- $ EXISTING LIGHT SWITCH / MOTION SENSOR @ 48" A.F.F. MAX.
- $N INDICATES NEW LIGHT SWITCHES @ 48" A.F.F. MAX. TO MATCH EXISTING. SEE ELECTRICAL PLANS.
- $R EXISTING LIGHT SWITCH TO BE REMOVED.
- EXIT SIGN, TYPICAL. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT.
- MECHANICAL SUPPLY REGISTER. SEE MECHANICAL PLANS.
- MECHANICAL RETURN REGISTER. SEE MECHANICAL PLANS.

finish symbols

- WALL FINISH MATERIAL
- FLOOR FINISH MATERIAL
- BASE FINISH MATERIAL
- ITEM FINISH MATERIAL

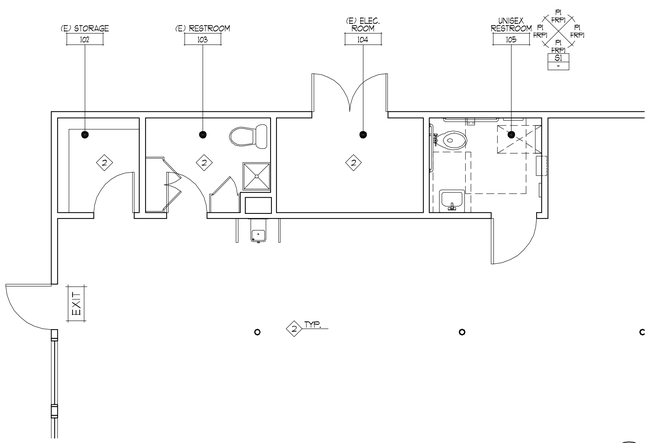
finish legend

FLOORS:

S-1	SHEET VINYL	ARMSTRONG - WITH 6" H. SELF COVING BASE STYLE : MEDINTECH COLOR : 88432 PUMICE STONE

WALLS:

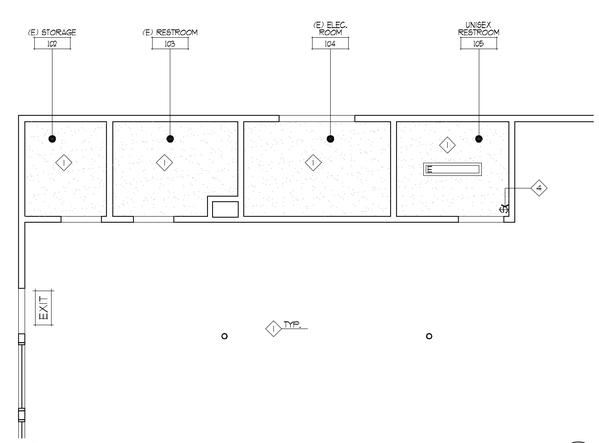
P-1	PAINT	DUNN EDWARDS COLOR: PEARL WHITE
FRP-1	FIBERGLASS REINFORCE PANELS	MARLITE STYLE: STANDARD COLOR: WHITE



finish plan

SCALE: 1/4"=1'-0"

2



reflected ceiling plan

SCALE: 1/4"=1'-0"

1

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

scale: 1/4" = 1'-0"
0 4 8 12 16

NORTH

job no.	A9041-E
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
Issue For Bid	06.00.2013
revision	

Tenant Improvements / Accessibility Upgrades for :
CITY OF TORRANCE
EL RETIRO BRANCH
126 Vista Del Parque, Torrance, CA 90277

OWNER : City of Torrance, Department of General Services
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sheet title: **partial plan - reflected ceiling & finish plan**

sheet **A2-02**

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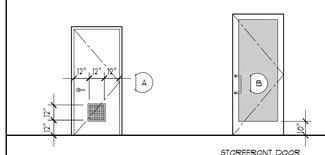
door schedule

DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	DOOR FINISH	FRAME TYPE	ASSEMBLY RATING	HARDWARE GROUP	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	REMARKS
												NOTE: ALL 20 MIN. RATED DOORS TO HAVE 20 MIN. LABELED FRAME & ASSEMBLIES W/ SMOKEPROOF GASKETS @ TOP & SIDES AND BE PROVIDED W/ SELF-CLOSERS
101	B	3'-0"	7'-0"	-	-	-	-	1	12 / A8-02	12 / A8-02	13 / A8-02	EXISTING DOOR, FRAME, AND HARDWARE
102	A	3'-0"	7'-0"	-	-	-	-	-	-	-	-	EXISTING DOOR, FRAME, AND HARDWARE. PROVIDE CUTOUT FOR NEW LOUVER.

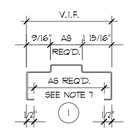
door types



DOOR TYPE 'A' - SOLID CORE WOOD DOOR - W/ 50% FREE AIR LOUVER @ BOTTOM. LOUVER FINISH TO MATCH DOOR FRAME.

STOREFRONT DOOR (NARROW STILE) WITH TEMPERED VISION GLAZING - TO MATCH EXISTING

frame types



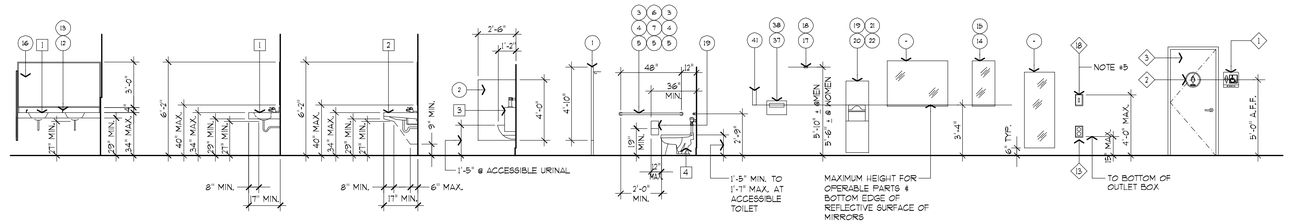
PRESSED STEEL- 16 GA. WELDED FACTORY PRIMED

hardware schedule

GROUP	QUANTITY	ITEM	MANUFACTURER	MODEL NUMBER	FINISH	REMARKS
1	1	PIVOT SET	STOREFRONT		626	
	1	PUSH/PULL SET	HAGER	150V	626	
	1	STOP	HAGER	241F	626	
	1	CONCEALED CLOSER	STOREFRONT		626	ON PUSH SIDE
	1	DEADLOCK	ADAMS RITE	MS 1850 SERIES	626	
	1	RAIN DRIP	PEMKO	346 X LENGTH	626	
	1	DOOR SWEEP	PEMKO	56V	626	

hardware schedule

1. ALL NEW DOORS, FRAMES AND HARDWARE, SHALL CONFORM TO TITLE 24 DISABLED ACCESS REGULATIONS AND CALIFORNIA BUILDING CODE SECTION 1004, 2007 EDITION AND SHALL MATCH EXISTING.
2. PROVIDE FLOOR MOUNTED DOME TYPE DOORSTOPS TO MATCH EXISTING WITHIN THE AREA OF WORK.
3. ALL HARDWARE TO BE FURNISHED AND INSTALLED BY FINISH CARPENTER.
4. ALL CLOSERS ON FIRE RATED DOORS WILL BE THRU-BOLTED.
5. CONSULT TENANT REGARDING KEYING.
6. REPLACE ANY DOOR HARDWARE/ ACCESSORIES THAT ARE DAMAGED OR FOUND TO BE DEFICIENT IN OPERATION APPEARANCE OR IN PROVIDING SPECIFIED FIRE RATED ASSEMBLIES.
7. VERIFY THROAT SIZE OF EACH DOOR FRAME WITH SPECIFIC WALL CONSTRUCTION - SEE FLOOR PLANS AND VERIFY IN FIELD.
8. MOUNT ALL CLOSERS ON PULL SIDE U.N.O. ON DOOR SCHEDULE.
9. ALL KICK PLATES ARE TO BE MIN. 10" TALL AND ARE TO BE MOUNTED ON THE PUSH SIDE OF THE DOOR. FINISH IS TO MATCH DOOR HARDWARE.
11. FOR DOOR MOUNTED RESTROOM SIGNAGE. SEE DETAIL 6/8-02
15. VERIFY ALL HARDWARE FUNCTIONS WITH TENANT PRIOR TO INSTALLATION.
16. ADJUST ALL CLOSERS (AT NEW AND EXISTING DOORS WITHIN THE AREA OF WORK) NOT TO EXCEED MAXIMUM A.D.A. OPERATING FORCES.



toilet accessory schedule (not all items appear on these dwgs.)

1. TOILET PARTITION - HOOK & BUMPER (MANUFACTURER STANDARD) - SEE FINISH LEGEND FOR SPECIFICATION
2. URINAL SCREEN - SEE FINISH LEGEND FOR SPECIFICATION

GRAB BAR: 1 1/2"ø

3. B-68137 - CORNER 36"X54" - CONCEALED MOUNTING
4. B-6806X36" - REAR OF TOILET - CONCEALED MOUNTING
5. B-6806X42" - SIDE OF TOILET - CONCEALED MOUNTING
6. B-6137 - CORNER 36"X54" - EXPOSED MOUNTING
7. B-6106X36" - REAR OF TOILET - EXPOSED MOUNTING
8. B-6106X42" - SIDE OF TOILET - EXPOSED MOUNTING

GRAB BAR: 1 1/4"ø

9. B-4937 - CORNER 36"X54" - EXPOSED MOUNTING
10. B-490X36" - SIDE OF TOILET - SURFACE MOUNTING
11. B-490X42" - SIDE OF TOILET - EXPOSED MOUNTING

LIQUID SOAP DISPENSER

12. B-8221 - 4" SPOUT LENGTH
13. B-82216 - 6" SPOUT LENGTH

13A. WAXIE GRAND TOUCH 2000 STOCK NO. 38600 COLOR: GRAY CAPACITY: 2 LITER LOCATION: LOWER LEFT HAND CORNER OF MIRROR

MIRROR

14. B-290 24"X36" MIRROR, W/ STAINLESS STEEL FRAME - SEE ELEVATION
15. B292 - 14"X32" W/ STAINLESS STEEL FRAME AND SHELF - SEE ELEVATION
16. MIRROR ABOVE COUNTER - SEE ELEVATION- VERIFY DIMENSION IN FIELD

ROBE HOOK

17. B-211 - EXPOSED MOUNTING
18. B-2116 - CONCEALED MOUNTING

TOWEL DISPENSERS AND WASTE RECEPTACLES

19. B-3944 IN 4" WALL
20. B-3947 IN 4" WALL
21. B-3900 IN 8" WALL
22. B-43944 - "CONTURA" - IN 4" WALL

PAPER TOWEL DISPENSER

23. B-262 - SURFACE MOUNTED
24. B-359 - RECESSED MOUNTED IN 4" WALL

WASTE RECEPTACLES

25. B-3644 IN 4" WALL

SANITARY NAPKIN/TAMPON VENDOR

26. B-2800 - SURFACE MOUNTED
27. B-3500 - RECESSED IN 4" WALL
28. B-43500 - "CONTURA" - RECESSED IN 4" WALL
29. B-435009 - "CONTURA" - SURFACE MOUNTED

SANITARY NAPKIN DISPOSAL

30. B-254 - SURFACE MOUNTED
31. B-353 IN 4" WALL
32. B-354 - SERVICES TWO COMPARTMENTS MOUNTS IN TOILET PARTITION
33. B270 - "CONTURA" - SURFACE MOUNTED
34. B-4354 - "CONTURA" - SERVICES TWO COMPARTMENTS - MOUNTS IN TOILET PARTITION

MULTI-ROLL TOILET TISSUE DISPENSER

35. B-4288 - "CONTURA" - SURFACE MOUNTED
36. B-2888 - SURFACE MOUNTED

TOILET SEAT COVER DISPENSER

37. B-221 - SURFACE MOUNTED
38. B-4221 - "CONTURA" - SURFACE MOUNTED

PARTITION-MOUNTED COMBINATION DISPENSER

39. B-347 - TOILET SEAT COVER & TOILET TISSUE
40. B-357 - TOILET SEAT COVER & TOILET TISSUE DISPENSER, SANITARY NAPKIN DISPOSAL DOUBLE SIDED, THRU PARTITION

PAPER CUP DISPENSER

41. B-235 - SURFACE MOUNTED

BABY CHANGING STATIONS

42. OVAL WALL-WALL MOUNTED BABY CHANGING STATION BY 'KOALA KARE' KB108
43. VERTICAL WALL-WALL MOUNTED BABY CHANGING STATION BY KOALA KARE' KB101

plumbing fixture schedule

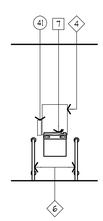
1. COUNTER TOP LAVATORY WITH SINGLE HANDLE FAUCET
2. WALL-HUNG LAVATORY WITH SINGLE HANDLE FAUCET
3. WALL HUNG URINAL
4. FLOOR MOUNTED WATER CLOSET- FLUSH VALVE TYPE.
5. FLOOR MOUNTED WATER CLOSET TANK TYPE.
6. WALL HUNG WATER CLOSET
7. DRINKING FOUNTAIN
8. FLOOR DRAIN WITH SQUARE TOP - TYP.
9. JANITOR FLOOR SINK
10. WATER HEATER (ON A SHELF ABOVE)
11. WASH SINK

key notes

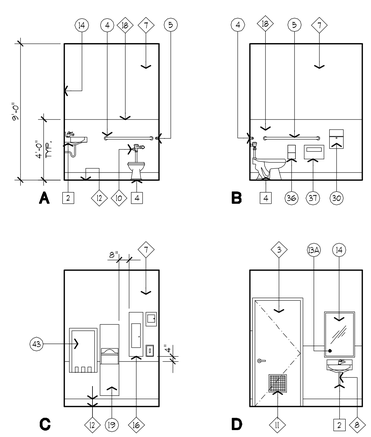
1. WALL MOUNTED RESTROOM SIGNAGE. SEE 5/A8-02
2. DOOR MOUNTED RESTROOM SIGNAGE. SEE 6/A8-02
3. DOOR PER DOOR SCHEDULE
4. (E) STAINLESS STEEL BACKSPLASH TO REMAIN.
5. AS PART OF DEMOLITION, CONTRACTOR SHALL REMOVE ALL EXISTING ACCESSORY LEDGERS. REMOVE PORTION OF EXISTING GYP. BD. AND PROVIDE BLOCKING IN WALL FOR NEW ACCESSORY ATTACHMENT. PATCH AND REPAIR GYP. BD. AS NECESSARY.
6. NEW PREFABRICATED 1½" DIA. STAINLESS STEEL PIPE RAILING. SEE DETAIL 14/A8-02.
7. PAINTED GYP. BD.
8. LAVATORY: INSULATE ALL HOT WATER & WASTE PIPING OCCURRING UNDER THE LAVATORY
9. URINAL: LOCATE FLUSH VALVE CONTROL FOR HANDICAPPED URINAL @ +44" MAX. ABOVE THE FINISHED FLOOR ††
10. TOILET: LOCATE FLUSH VALVE CONTROL FOR HANDICAPPED TOILET ON WIDE SIDE OF STALL
11. 12" x 12" DOOR GRILLE AT 12" FROM BOTTOM OF DOOR. BY AIR LOUVERS : 1500A LOUVER WITH SECURITY GRILLE - 1500A
12. SHEET VINYL FLOOR WITH 6" H. SELF COVING BASE
13. CONVENIENCE OUTLET
14. WALL MOUNTED DRINKING FOUNTAIN
15. 6" HIGH SELF COVING BASE SHEET VINYL
16. (E) ELECTRICAL PANEL & LIGHTING CONTROLS TO REMAIN.
17. FLOOR DRAIN -SEE PLUMBING PLANS
18. NEW 48" H. MARLITE WAINSCOT, COLOR: P100 WHITE

notes:

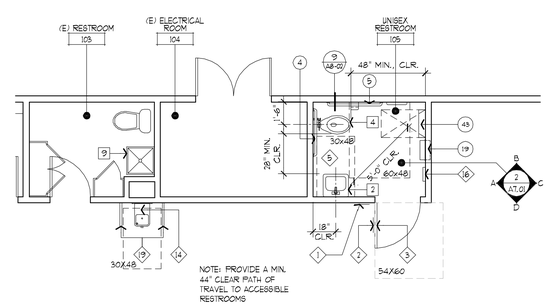
1. REFER TO PLANS AND INTERIOR ELEVATIONS FOR ITEMS USED
2. MOUNT ACCESSORIES PER MANUFACTURERS RECOMMENDED HEIGHTS AND IN ACCORDANCE WITH 'A.D.A.' AND CALIFORNIA ACCESSIBILITY REQUIREMENTS.
3. FAUCET CONTROL FOR SINK MUST BE OPERABLE WITH ONE HAND WITHOUT REQUIRING TIGHT GRASPING P-1504-C CONTROLS.
4. VERIFY LOCATION OF ELECTRICAL AND PLUMBING AS REQUIRED.
5. LIGHT SWITCHES AND CONVENIENCE OUTLETS MUST COMPLY WITH CBC SECTION 11B.6.5.1 & 11B.6.5.2. MOUNT AT 48" MAX. A.F.F. MEASURED FROM THE TOP OF THE OUTLET BOX OR 15" MIN. A.F.F. MEASURED FROM THE BOTTOM OF THE OUTLET BOX.
6. MOUNT ABOVE COUNTER ELECTRICAL OUTLETS HORIZONTALLY (TYP.).
7. SEE FINISH SCHEDULE FOR MATERIAL A2-02 SPECIFICATIONS- SHEET



drinking fountain
SCALE: 1/4"=1'-0" — 3



unisex restroom 105 elevations
SCALE: 1/4"=1'-0" — 2



enlarged restroom plan
SCALE: 1/4"=1'-0" — 1

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

scale: 1/4" = 1'-0"
0 4 8 12 16

NORTH

job no.	A9041-E
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
Issue For Bid	06.00.2013
revision	

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sheet title **enlarged restroom plans & elevations**

sheet **A7-01**

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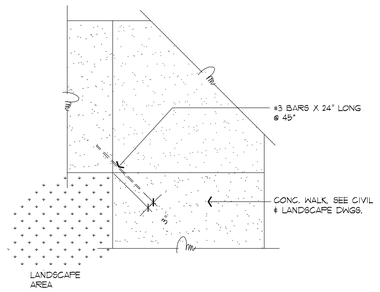
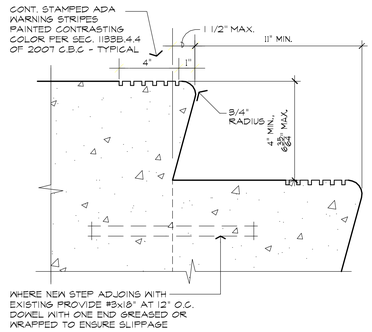
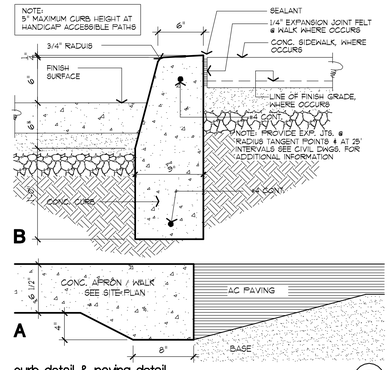


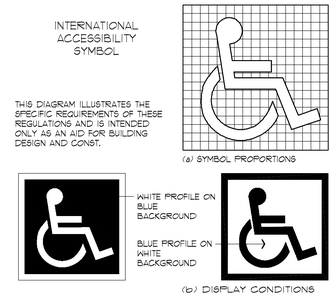
typical dowel @ conc. walk corner
SCALE: 1/2"=1'-0" 15



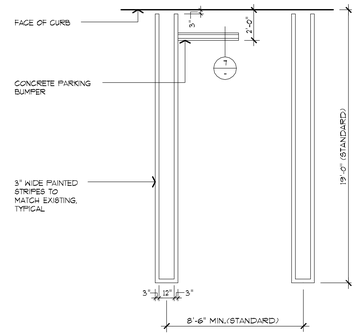
concrete step
SCALE : 3" = 1'-0" 12



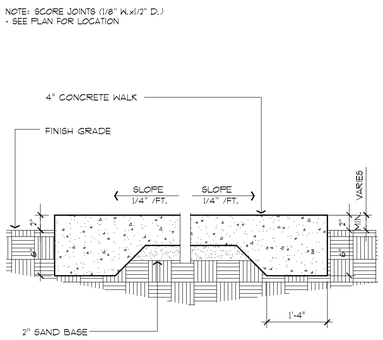
curb detail & paving detail
SCALE: 1 1/2"=1'-0" T-SITE11 (8) 8



international accessibility symbol
SCALE: 1 1/2"=1'-0" 4



parking space striping
SCALE: 1/4"=1'-0" 3



concrete walk
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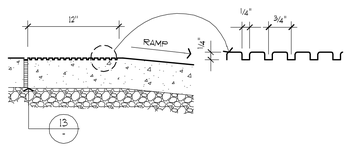
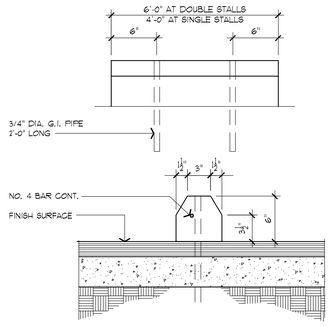


grooved border
N.T.S. 11



concrete wheel stop
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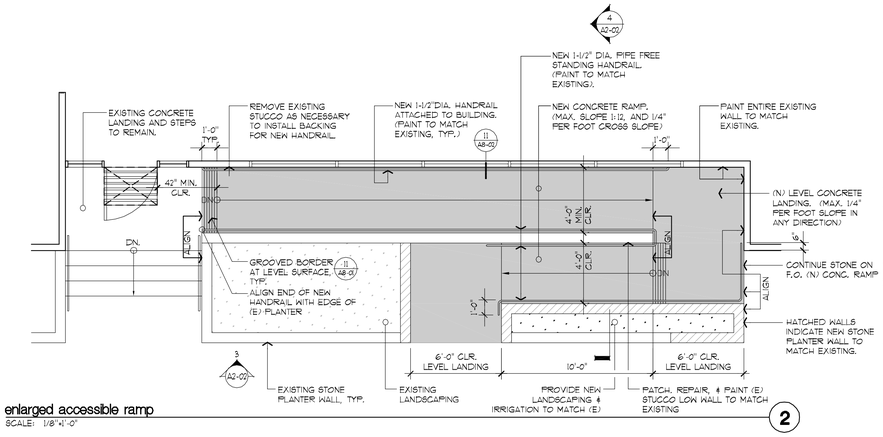
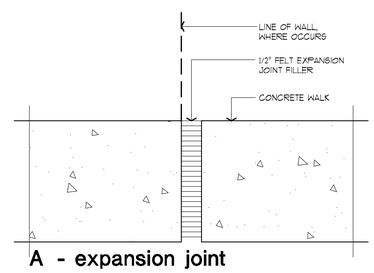
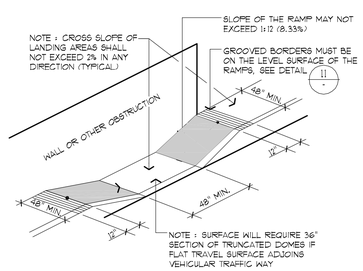


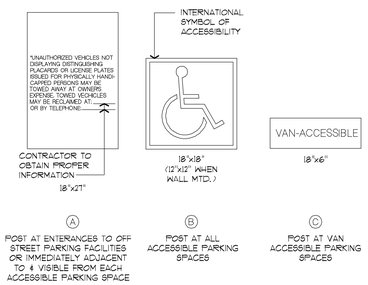
enlarged accessible ramp
SCALE: 1/8"=1'-0" 2



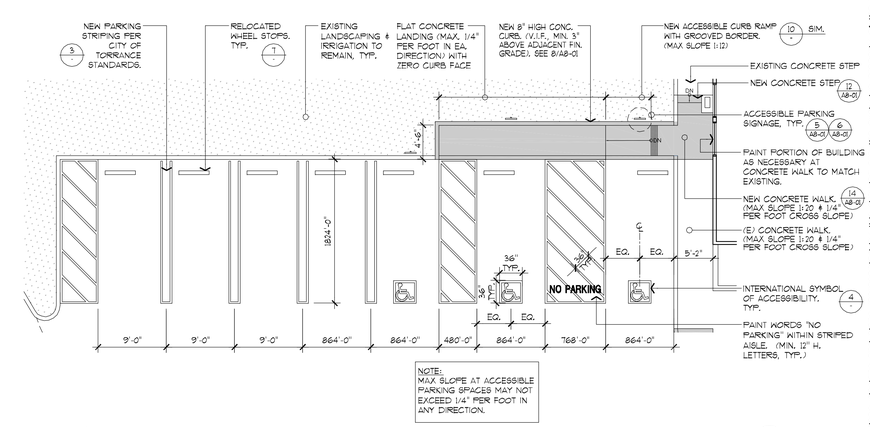
A - expansion joint



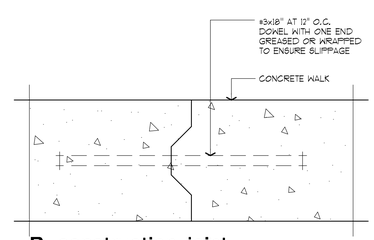
curb cut ramp
N.T.S. T-SITE07 (4) 10



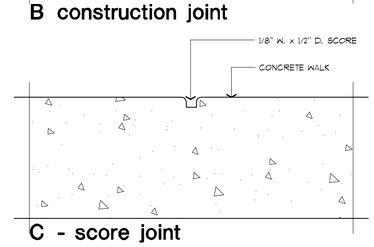
sign type & text
SCALE: N.T.S. 6



enlarged accessible parking plan
SCALE: 1/8"=1'-0" 1

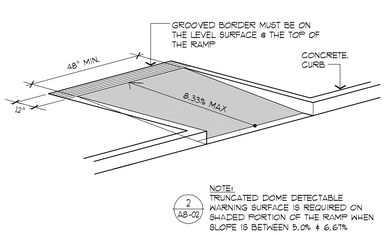


B construction joint

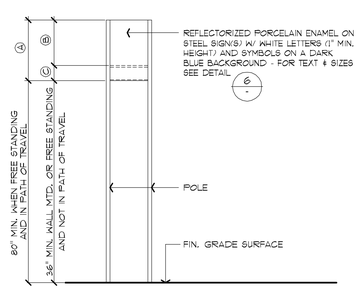


C - score joint

concrete joint
SCALE : 3" = 1'-0" T-SITE05 (4) 13



curb cut ramp
N.T.S. T-SITE06 (4) 9



accessibility signage
SCALE: 1/2"=1'-0" 5

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job no.	A9041-E
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
Issue For Bid	06.00.2013
revision	

Tenant Improvements / Accessibility Upgrades for :
CITY OF TORRANCE LIBRARY
EL RETIRO BRANCH
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WITHEE MALCOLM ARCHITECTS, LLP
2251 W. 190th Street
Torrance, Ca 90504
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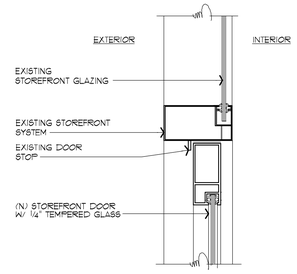
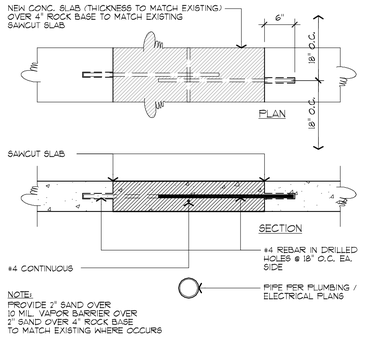
sheet title **site details**

sheet **A8-01**

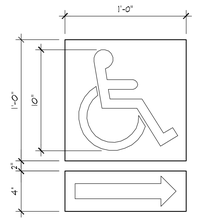
BID SET ONLY



storefront door head (jamb, sim.) — 12
SCALE: 3"=1'-0"



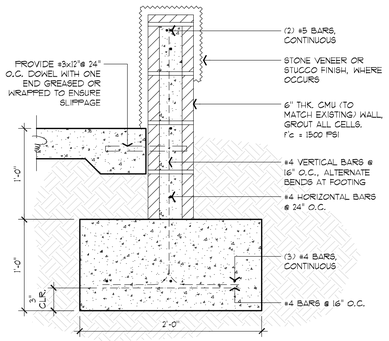
typical slab patch — 8
SCALE: 1"=1'-0"



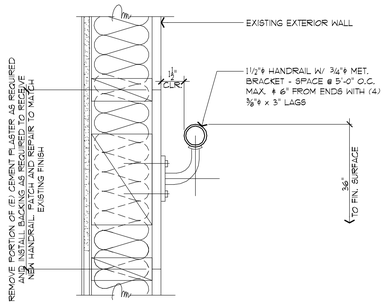
COLOR NOTES:
1. COLOR & CONTRAST OF THE IDENTIFICATION SYMBOLS SHALL BE DISTINCLY DIFERENT FROM COLOR & CONTRAST OF DOOR.

SIGN NOTES:
1. IDENTIFICATION SYMBOLS SHALL BE PER 2007 CBC SECTION 1118B.5 AND 1117B.5.1
2. CENTERLINE OF SIGN SHALL BE 12" FROM THE LATCH SIDE OF DOOR
3. CENTERLINE OF SIGN SHALL BE + 5'-0" ABOVE FINISH FLOOR.
4. REFER TO DRAWINGS FOR SIGN LOCATIONS

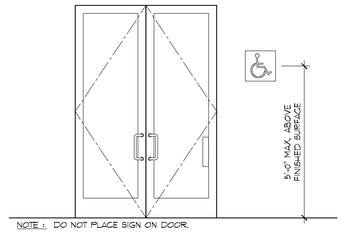
directional sign — 4
SCALE: 1"=1'-0"



typical concrete block planter wall — 15
SCALE: 3"=1'-0"

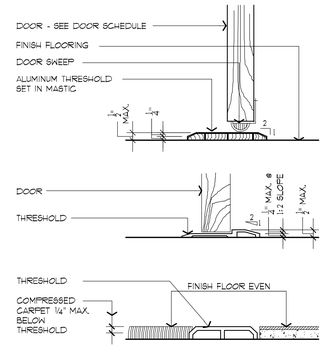


handrail @ existing stud wall — 11
SCALE: 3"=1'-0"
G-RAILO5 (4)

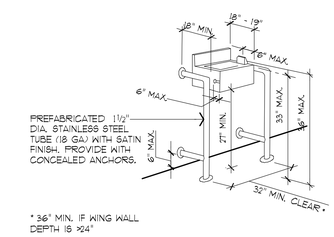


NOTE : DO NOT PLACE SIGN ON DOOR.

international sign of accessibility @ entrance — 7
SCALE: 1/2"=1'-0"

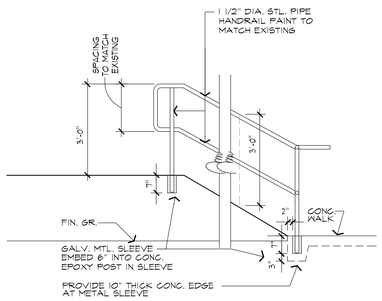


threshold — 3
SCALE: 3"=1'-0"

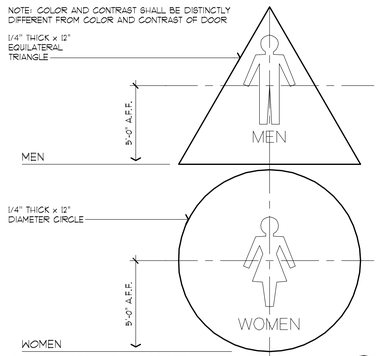


* 36" MIN. IF WING WALL DEPTH IS >24"

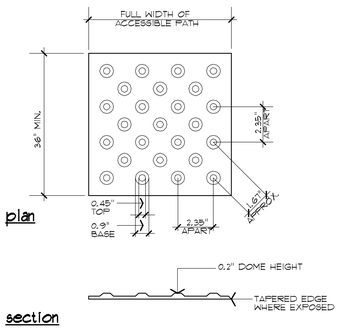
drinking fountain @ non-alcove installation — 14
SCALE: -



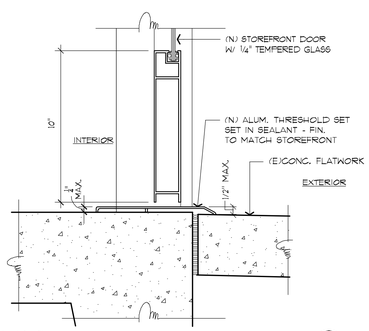
typical handrail elevation — 10
SCALE: 1/2"=1'-0"



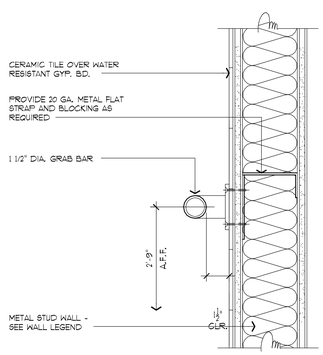
door mounted restroom identification symbols — 6
SCALE: 3"=1'-0"
T-ADA01 (4)



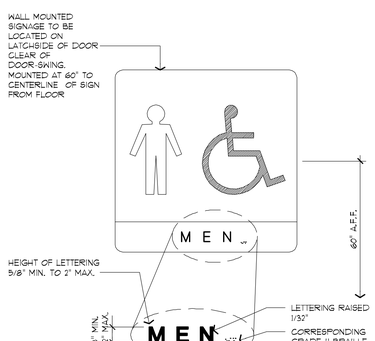
truncated domes — 2
SCALE: 3"=1'-0"
T-SITE12 (4)



threshold sill — 13
SCALE: 3"=1'-0"



grab bar — 9
SCALE: 3"=1'-0"



wall mounted restroom identification symbols — 5
SCALE: 3"=1'-0"
T-ADA02 (4)

not used — 1
N.T.S.

job no.	A9041-E
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
Issue For Bid	06.00.2013
revision	

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sheet title **details**

sheet **A8-02**

BID SET ONLY

DUCT INSULATION SCHEDULE

SERVICE		1"	1-1/2"	2"	FIELD APPLIED FOIL & PAPER JACKET REQUIRED	VAPOR REDARDER REQUIRED	MINERAL FIBER BLANKET	MINERAL FIBER BOARD	WEATHERPROOF BARRIER (IF INSTALLED OUTDOORS)
ROUND SUPPLY	CONCEALED		●		●	●			
	EXPOSED		●		●	●			●
RECTANGULAR SUPPLY	CONCEALED		●		●	●			
	EXPOSED		●		●	●			●
ROUND RETURN	CONCEALED		●		●	●			
	EXPOSED		●		●	●			●
RECTANGULAR RETURN	CONCEALED		●		●	●			
	EXPOSED		●		●	●			●

INSULATION MATERIALS SHALL BE AS FOLLOWS:

MINERAL-FIBER BOARD: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 612, TYPE IB, WITHOUT FACING AND WITH ALL SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM.

MINERAL-FIBER BLANKET: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 553, TYPE C, WITHOUT FACING AND WITH ALL SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM.

FIELD APPLIED JACKETS: ASTM C 921, TYPE 1. FOIL AND PAPER JACKET: LAMINATED, GLASS-FIBER REINFORCED, FLAME-RETARDANT KRAFT PAPER AND ALUMINUM FOIL.

AVAILABLE MANUFACTURERS: INCLUDE BUT NOT LIMITED TO CERTAINTEED MANSON, JOHNS MANFIELD, KNAUF FIBERGLASS GMBH, OWENS-CORNING FIBERGLAS CORP., SCHULLER INTERNATIONAL, INC.

ALL INSULATION TO COMPLY WITH CURRENT CALIFORNIA MECHANCIAL CODE.

INSULATION THICKNESSES SHOWN REPRESENT THE NOMINAL THICKNESS OF INSULATION PRIOR TO INSTALLATION.

VERIFY FIELD CONDITIONS

THESE DESIGN DRAWINGS ARE SCHEMATIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. CONTRACTOR SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS NOT INDICATED ON THESE PLANS.

CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN THE BID ALL COSTS TO MEET THE DESIGN INTENT OF THESE PLANS. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTOR'S COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THE BID THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. CONTRACTOR SHALL ALERT THE ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

THESE DESIGN DRAWINGS WERE COMPLETED WITH RESPECT TO THE INFORMATION AVAILABLE AT THE TIME OF DESIGN, INCLUDING ARCHITECTURAL BACKGROUNDS, AS-BUILT DRAWINGS, FIELD SURVEY, AND APPLICABLE CODES. IN THE EVENT CONDITIONS ARE NOT AS SHOWN ON THESE DRAWINGS, PLEASE CONTACT THE ARCHITECT OR ENGINEER FOR ANY COORDINATION NECESSARY TO COMPLETE THE PROJECT.

MECHANICAL LEGEND

- 12x12 — DUCTWORK, FIRST FIGURE IS SIZE OF SIDE IN VIEW
- R — DUCT RISE IN DIRECTION OF FLOW
- D — DUCT DROP IN DIRECTION OF FLOW
- DUCT TRANSITION
- FLEXIBLE CONNECTION
- 90° ELBOW WITH TURNING VANES
- TAKE-OFF WITH EXTRACTOR
- ACCESS PANEL OR DOOR
- MANUAL VOLUME DAMPER (MVD)
- SFD — AUTOMATIC COMBINATION SMOKE/FIRE DAMPER (SFD)
- FD — AUTOMATIC FIRE DAMPER (FD)
- REMOTE VOLUME DAMPER. SEE DETAIL.
- DUCT TO BE REMOVED
- LINED DUCTWORK
- FLEXIBLE DUCT
- SUPPLY AIR OR OUTSIDE AIR DUCT UP AND DOWN
- RETURN AIR DUCT UP AND DOWN
- EXHAUST AIR DUCT UP AND DOWN
- EXHAUST FAN OR VENTILATOR
- 1.-2. / 3. — 1. DIFFUSER TYPE (REFER TO DIFFUSER SCHEDULE). 2. NECK SIZE. (ALSO RUNOUT SIZE UON). 3. CFM THE DIFFUSER IS TO BE BALANCED TO.
- RETURN REGISTER OR RETURN GRILLE
- SIDEWALL SUPPLY REGISTER
- RETURN AIR REGISTER
- EXHAUST AIR REGISTER
- 4-WAY SUPPLY DIFFUSER
- 3-WAY SUPPLY DIFFUSER
- 2-WAY SUPPLY DIFFUSER
- 1-WAY SUPPLY DIFFUSER
- POINT OF CONNECTION/ POINT OF DISCONNECTION
- POINT OF DISCONNECTION
- 20/12L / 200 — DOOR LOUVER (DIMS)/(CFM)
- UC 1/2" / 200 — UNDERCUT DOOR (DIMS)/(CFM)
- T — THERMOSTAT, MOUNT @ 4'-0" AFF
- H — HUMIDSTAT
- S — REMOTE TEMPERATURE SENSOR
- SD — SMOKE DETECTOR
- BY-PASS TIMER
- —CWS— CHILLED WATER SUPPLY
- —CWR— CHILLED WATER RETURN
- —LPS— LOW PRESSURE STEAM SUPPLY (LPS)
- —LPR— LOW PRESSURE STEAM RETURN (LPR)
- —HWS— HOT WATER SUPPLY
- —HWR— HOT WATER RETURN
- —RL— REFRIGERANT LIQUID
- —RS— REFRIGERANT SUCTION
- —CD— CONDENSATE DRAIN
- —PD— PUMPED CONDENSATE

EQUIPMENT SUBSTITUTIONS

SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT, ENGINEER AND OWNER. THE CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE SUBSTITUTION INCLUDING UPDATING CONSTRUCTION DOCUMENTS, OBTAINING APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY, AND COORDINATING WITH ALL TRADES TO ENSURE CHANGES TO AFFECTED BUILDING SYSTEMS ARE ACCOUNTED FOR AND ACCEPTABLE TO THE ENGINEERING TEAM. IF SUBSTITUTED EQUIPMENT REQUIRES ADDITIONAL ENGINEERING, CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FEES TO THE ENGINEERING TEAM. CONTRACTOR SHALL ENSURE SUBSTITUTED EQUIPMENT MEETS OR EXCEEDS DESIGN INTENT REGARDING RATINGS, PERFORMANCE, DIMENSIONAL CLEARANCES, PHYSICAL DIMENSIONS (MAX/MIN), WEIGHT LIMITATIONS, AND OTHER ASPECTS, PROVING SUBSTITUTION IS SUITABLE TO THE APPLICATION. ENGINEERS WILL REVIEW THE RATING AND PERFORMANCE OF SUBSTITUTED EQUIPMENT ONLY AND WILL NOT ASSUME RESPONSIBILITY FOR SUBSTITUTION AT ANY LEVEL.

IF CONTRACTOR CAN NOT MAKE SUBSTITUTED EQUIPMENT WORK IN THIS PROJECT, CONTRACTOR SHALL REVERT TO REQUIREMENTS OF PERMITTED CONSTRUCTION DOCUMENTS AT THEIR EXPENSE.

IT IS UNDERSTOOD BY ALL PARTIES THAT ANY SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE DONE FOR THE PURPOSE OF COST SAVINGS TO THE OWNER. THEREFORE, ANY MATERIAL SUBSTITUTIONS OR DEVIATIONS PROPOSED BY THE CONTRACTOR SHALL BE INCLUDED WITH THE INITIAL BID AND SHALL SHOW A LINE ITEM CREDIT TO THE OWNER FOR EACH ITEM SUBSTITUTED IN LIEU OF SPECIFIED PRODUCTS.

ABBREVIATIONS

ABBR.	DESCRIPTION
ABV	ABOVE
ACP	ASBESTOS CONCRETE PIPE
ADA	AMERICAN DISABILITIES ACT.
AF	AIR FOIL
AFD	AUTOMATIC FIRE DAMPER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BEL	BELOW
BDD	BACKDRAFT DAMPER
BFP	BACK FLOW PREVENTER
BHP	BRAKE HORSE POWER
BI	BACKWARD INCLINED
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
C	CONVECTOR
CA	COMBUSTION AIR
CAP	CAPACITY
CC	COOLING COIL
CD	CEILING DIFFUSER
CE	CAPPED END
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CKT	CIRCUIT
CLG	CEILING
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUE OR CONTINUATION
CP	CONDENSATE PUMP
CR	CONDENSATE RETURN
CW	COLD WATER
D	CONDENSATE DRAIN
dB	DECIBEL
DB	DRY BULB
DIA	DIAMETER
DIM	DIMENSIONS
DIR	DIRECT
DL	DOOR LOUVER
DN	DOWN
DWG	DRAWING
EA	EXHAUST AIR
EAD	EXHAUST AIR DUCT
EAR	EXHAUST AIR REGISTER
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EFF	EFFICIENCY
EG	EXHAUST GRILLE
EL/ELEV	ELEVATION
ELEC	ELECTRICAL
ENT	ENTERING
EQPT	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE

ABBR.	DESCRIPTION
ET	EXPANSION TANK
EWT	ENTERING WATER TEMPERATURE
(E)/EXIST	EXISTING
°F	DEGREES FAHRENHEIT
FC	FLEXIBLE CONNECTION
FC/FCU	FAN COIL UNIT
FD	FIRE DAMPER
FIN	FINISHED
FLA	FULL LOAD AMPERAGE
FLR	FLOOR
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FS	FLOW SWITCH
FT	FEET
FTR	FLUE THRU ROOF
FUT	FUTURE
GA	GAUGE
GAL	GALLONS
GALV	GALVANIZED
GBDD	GRAVITY BACK DRAFT DAMPER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HCP	HANDICAPPED
HDR	HEADER
HP	HORSEPOWER
H.STAT	HUMIDSTAT
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HZ	HERTZ
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
IW	INDIRECT WASTE
KW	KILOWATT
(L)	LINED DUCTWORK
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LPS	LOW PRESSURE STEAM
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MAD	MIXED AIR DUCT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MCA	MINIMUM CIRCUIT AMPS
MCC	MOTOR CONTROL CENTER
MIN	MINIMUM
MPG	MEDIUM PRESSURE GAS
MPS	MEDIUM PRESSURE STEAM
MTD	MOUNTED
MUA	MAKE-UP AIR
MVD	MANUAL VOLUME DAMPER
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
ODP	OPEN DRIP PROOF
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED

ABBR.	DESCRIPTION
OPNG	OPENING
OPER	OPERATING
OSA	OUTSIDE AIR SUPPLY
PD	PRESSURE DIFFERENTIAL
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
PPM	PARTS PER MILLION
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
QBD	QUADRANT BALANCING DAMPER
RA	RETURN AIR
RAD	RETURN AIR DUCT
RAF	RETURN AIR FAN
RAR	RETURN AIR REGISTER
RCP	REFLECTED CEILING PLAN
RED	REDUCER
RET	RETURN
RL	REFRIGERANT LIQUID
RM	ROOM
RS	REFRIGERANT SUCTION
REQ'D	REQUIRED
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SAD	SUPPLY AIR DUCT
SD	SMOKE DETECTOR
SENS	SENSIBLE
SF	SUPPLY FAN
SFD	SMOKE/FIRE DAMPER
SH	SHEET
SHLD	SHIELDED
SLP	SLOPE
S/M	SHEET METAL
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SOV	SHUT-OFF-VALVE
SPECS	SPECIFICATIONS
SP	STATIC PRESSURE
SPKR	SPRINKLER
SQ FT	SQUARE FEET
SS	STAINLESS STEEL
STAT	THERMOSTAT
ST/SW	BY-PASS TIMER/ SELECTION SWITCH
STD	STANDARD
SWR	SIDEWALL SUPPLY REGISTER
SYS	SYSTEM
T	TELEPHONE
TDH	TOTAL DYNAMIC HEAD
TEFC	TOTALLY ENCLOSED FAN COOLED
TEMP	TEMPERATURE
TH	THROAT
TYP	TYPICAL
UC/UD	UNDERCUT DOOR
UL	UNDERWRITER'S LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLT
VA	VALVE
VAT	VINYL ASBESTOS TILE
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VTR	VENT THRU ROOF
W	WIRE
WB	WET BULB
WG	WATER GAUGE
WT	WEIGHT
W/	WITH
XFMR	TRANSFORMER

GENERAL NOTES

1 THE MECHANICAL SYSTEM DESIGN, INSTALLATION AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CALIFORNIA MECHANICAL CODE 2007, UNIFORM MECHANICAL CODE 2000 AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ALL AUTHORITIES HAVING JURISDICTION.

2 WORKMANSHIP: THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH & WORKMANLIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE ARCHITECT'S & OWNER'S REPRESENTATIVE.

3 MATERIALS: MECHANICAL QUALITY AND WEIGHTS OF MATERIALS, ALTERNATE METHODS OF CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE MECHANICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BE NEW FIRST QUALITY, UNLESS OTHERWISE NOTED, AND OF THE BEST GRADE OF THE RESPECTIVE KIND AND FREE FROM ALL DEFECTS. MATERIALS FOR SIMILAR USE SHALL BE OF THE SAME TYPE AND MANUFACTURER UNLESS OTHERWISE SPECIFIED.

4 SITE INSPECTION: CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND EXACT NATURE OF THE WORK. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE & FUNCTIONAL SYSTEM. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDING FOR ANY OMISSIONS WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.

5 CODES AND PERMITS: ALL EQUIPMENT, FIXTURES, INSTALLATION, ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND FEES RELATED TO THIS PROJECT.

6 AS-BUILT: CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT TRANSPARENCIES WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT.

7 GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP & MATERIALS FOR A PERIOD OF 1 YEAR FROM ACCEPTANCE OF WORK BY OWNER.

8 SUBMITTALS: CATALOG INFORMATION & CUTS OF ALL EQUIPMENT FIXTURES AND DEVICES SHALL BE SUBMITTED FOR REVIEW (SIX COPIES OF EACH).

9 COORDINATION: THE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW SCOPE. DRAWINGS ARE NOT INTENDED TO REPRESENT ACTUAL SITE CONDITIONS. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES TO PROVIDE THE BEST ARRANGEMENT OF ALL DUCT, PIPES, CONDUIT, STRUCTURAL ELEMENTS, ETC. WITHIN THE SPACE OR ASSOCIATED WITH THIS PROJECT. CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO COMMENCING WORK. DO NOT SCALE THESE PLANS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

10 CUTTING AND PATCHING: ALL CUTTING & PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK. PROVIDE ALL NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.

11 CLEANUP: UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT & DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY.

12 SLOPE ALL CONDENSATE DRAIN LINES AT 1%.

13 ANY DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ANY AND ALL CHANGES FROM ARCHITECT AND ENGINEER PRIOR TO PROCUREMENT.

14 THESE DRAWINGS DO NOT INCLUDE ALL NECESSARY SAFETY REQUIREMENTS. CONTRACTOR TO COMPLY TO SAFETY REQUIREMENTS SET FORTH BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

15 CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR LOCATION OF POINTS OF CONNECTION WITHIN A FIFTEEN (15) FOOT RADIUS FROM THOSE SHOWN ON PLANS. THE MECHANICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND ELEVATION OF ALL EXISTING DUCTS, ETC., BEFORE STARTING ANY WORK, AND SHALL NOTIFY THE GENERAL CONTRACTOR IF SAID LOCATIONS ARE NOT IN THE LOCATIONS SHOWN ON THE PLANS OR ARE NOT OF SUFFICIENT SIZE TO MAKE CONNECTION IN COMPLIANCE WITH THE PLANS.

16 TEST SYSTEM(S) IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING AUTHORITIES.

17 MECHANICAL CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACE AREAS DAMAGED BY OPERATION.

18 FIRE SAFE ALL DUCT PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS WITH U.L. LISTED FIRE RATING APPROVED BY THE GOVERNING JURISDICTION. INSTALL IN ACCORDANCE WITH THE PRODUCTS LISTING AND MANUFACTURERS REQUIREMENTS.

19 CONTRACTOR SHALL HAVE A COMPLETE SET OF RECORD DRAWINGS ON THE SITE PRIOR TO START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATION OF NEW WORK WITH EXISTING CONDITIONS.

20 ANY MATERIAL AND/OR EQUIPMENT INSTALLED THAT HAS NOT BEEN SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT, OWNER, OR ENGINEER MAY BE SUBJECT TO REMOVAL (AT THE OWNER'S REQUEST) AND THE SPECIFIED MATERIAL AND/OR EQUIPMENT PROVIDED AND INSTALLED AT THE CONTRACTORS EXPENSE.

21 RTU MANUFACTURER SHALL SUPPLY ROOF CURB. ROOF CURB EMPLOYED SHALL BE SLOPED TO MATCH ROOF PITCH AS REQUIRED.

22 COORDINATE DIFFUSER LAYOUT WITH REFLECTED CEILING PLAN. IN THE EVENT OF CONFLICT BETWEEN DIFFUSERS AND LIGHTS, THE DIFFUSERS SHALL BE REPOSITIONED TO ACCOMMODATE THE LIGHTING.

23 ROUND BRANCH DUCT TAKE-OFFS FROM RECTANGULAR DUCT TO BE MADE WITH CONICAL BELLMOUTH SPIN-IN FITTING AND DAMPER WITHOUT SCOOP.

24 ROUND BRANCH DUCT TAKE-OFFS FROM ROUND DUCT SHALL BE MADE WITH PRE-MANUFACTURED WYES OR 45/90 BOOTS.

25 ALL SQUARE TO ROUND TRANSITIONS SHALL BE MADE WITH PRE-MANUFACTURED FITTINGS.

26 THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE APPLICABLE MECHANICAL AND BUILIDNG CODES AND LOCAL CITY AMMENDMENTS, CODES, AND REGULATIONS.

27 MECHANICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES AND SHALL MANAGE CONTRACT RESPONSIBILITIES TO MEET PROJECT COMPLETION DATE.

28 INTERFERENCES OR OBSTRUCTIONS BETWEEN TRADES OCCURRING DURING CONSTRUCTION SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND ALL WORK SHALL CEASE IN THAT AREA UNTIL RESOLVED BY THE ARCHITECT AND/OR ENGINEER.

29 ALL CONDENSATE DRAIN PIPING, GAS PIPING AND FINAL CONNECTIONS SHALL BE BY THE PLUMBING CONTRACTOR.

30 ALL CARPENTRY WORK INCLUDING ROOF CURBS, PLATFORMS, AND ROOF OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.

31 VERIFY AND COORDINATE ALL FLOOR, WALL, AND ROOF OPENINGS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF EQUIPMENT AND DUCTWORK. SEE STRUCTURAL DRAWINGS. ALL OPENINGS, PATCHING, ETC., AND WEATHERPROOFING BY GENERAL CONTRACTOR.

32 INSTALL AUTOMATIC FIRE / COMBINATION FIRE/SMOKE DAMPERS IN ALL FIRE-RATED CEILINGS, WALLS, AND FLOORS AS REQUIRED. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF ALL RATED STRUCTURES.

33 FURNISH AND INSTALL DUCT ACCESS DOORS ADJACENT ALL FIRE DAMPERS, FIRE-SMOKE DAMPERS, AND ANY OTHER EQUIPMENT WHICH MAY REQUIRE PERIODIC ADJUSTMENT OR INSPECTION. COORDINATE LOCATIONS OF ALL ACCESS DOORS AND PANELS WITH ARCHITECT AND LANDLORD'S FIELD REPRESENTATIVE.

34 THE INSIDE SURFACES OF PLENUMS, DUCTS, ETC., BEHIND ALL AIR DISTRIBUTION DEVICES SHALL BE PAINTED FLAT BLACK.

35 ALL CONNECTIONS BETWEEN A/C UNITS, OR ANY MECHANICAL EQUIPMENT CONTAINING FANS OR THAT MAY PRODUCE VIBRATION, AND ASSOCIATED DUCTWORK SHALL HAVE FIREPROOF, HEAVY DUTY FLEX-CONNECTIONS (CITY APPROVED) WITH 3" MINIMUM CLEARANCE. ISOLATE ALL HVAC UNITS/FANS AND EQUIPMENT FROM STRUCTURE WITH APPROVED ISOLATION MOUNTS.

36 ALL EQUIPMENT EXPOSED TO WEATHER, DUCT, ETC., SHALL BE COMPLETELY WEATHERPROOFED.

37 MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT TAKE-OFFS TO INDIVIDUAL CEILING DIFFUSERS, REGISTERS, AND GRILLES WHETHER SHOWN ON DRAWINGS OR NOT.

38 ALL DUCTWORK SHALL BE RIGID GALVANIZED SHEET METAL (RECTANGULAR OR ROUND) UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. ALL EXPOSED SHEETMETAL DUCT WHICH IS TO BE PAINTED SHALL BE "PAINT-GRIP" TYPE DUCT OR THOROUGHLY CLEANED IN PREPARATION FOR PAINTING. COORDINATE PAINTING REQUIREMENTS OF EXPOSED SHEETMETAL DUCTWORK WITH ARCHITECTURAL PLANS AND GC. CODE AND UL-181 APPROVED FLEXIBLE DUCT WITH POLYETHYLENE JACKET, FIBERGLASS INSULATION AND A FIBERGLASS THREADED MESHSCRIM AROUND A POLY CORE MAY BE USED IN CONCEALED SPACES FOR FINAL RIGID DUCT TO DIFFUSER CONNECTIONS ONLY. MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL BE 5'-0". FLEX DUCT SHALL BE SUPPORTED TO ENSURE MINIMU CENTERLINE RADIUS OF 1.5 X DUCT DIAMETER. ALUMINUM FLEXIBLE DUCT SHALL NOT BE USED.

39 ALL DUCT SHALL BE RIGID METAL GALVANIZED SHEET STEEL OF THICKNESS AS RECOMMENDED, CONSTRUCTED AND DETAILED IN LATEST SMACNA HVAC DUCT CONSTRUCTION STANDARDS AND PER THE LATEST EDITION OF THE MECHANICAL CODE ENFORCED IN THE PROJECT JURISDICTION.

40 MECHANICAL CONTRACTOR MUST PROVIDE TRANSITION FITTINGS FOR ROOF PENETRATIONS FROM ROUND TO SQUARE OR WHATEVER NECESSARY FOR EXHAUST, SUPPLY, AND RETURN DUCT APPLICATIONS.

41 WHERE EITHER THE SUPPLY OR RETURN DUCTS ARE SHOWN INSIDE LINED OR WHERE LINING IS NOT INDICATED, INSULATE ALL DUCTS PER INSULATION SCHEDULE, GENERAL NOTES AND MANUFACTURER PRINTED INSTRUCTIONS, INCLUDING ALL DUCT DROPS TO CEILING OUTLETS.

42 MECHANICAL CONTRACTOR SHALL COORDINATE VOLTAGE AND PHASE OF EACH ITEM OF EQUIPMENT REQUIRING POWER WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.

43 WHERE REQUIRED, PROVIDE SEISMIC RESTRAINT FOR MECHANICAL SYSTEMS AND DUCTWORK AS RECOMMENDED BY SMACNA'S LATEST EDITION OF 'SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS'.

44 PROVIDE ALL PIPING, SUPPORTS, DUCTWORK, EQUIPMENT, FITTINGS, TRANSITIONS, DAMPERS, VALVES, MISCELLANEOUS MATERIALS, TESTING, BALANCING, AND OTHER DEVICES REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM.

45 INSTALLING CONTRACTOR IS RESPONSIBLE FOR ANY MECHANICAL WORK SHOWN ON ELECTRICAL AND ARCHITECTURAL DRAWINGS, SUCH AS CONTROL WIRING, LOUVERS, STARTERS, ETC.

46 ALL DUCT INSULATION SHALL BE PER INSULATION SCHEDULE, GOOD ENGINEERING PRACTICE, AND THE CURRENT ADOPTED MECHANICAL CODE FOR THE PROJECT JURISDICTION.

47 ALL OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT MUST BE EQUIPPED WITH DAMPERS THAT AUTOMATICALLY CLOSE DURING PERIODS OF NON-USE.

48 ALL EQUIPMENT AND APPLIANCES ARE TO BE LISTED PRODUCTS AND INSTALLED IN ACCORDANCE WITH THEIR LISTING. ALL LISTING INFORMATION IS TO BE MADE AVAILABLE FOR INSPECTION.

49 THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR HIRING A THIRD PARTY HVAC AIR BALANCING CONTRACTOR TO BALANCE THE HVAC SYSTEM. THE CONTRACTOR IS TO BE AABC OR NEBB CERTIFIED, AND SHALL ADJUST AND BALANCE THE SYSTEM TO THE DESIGN AIR QUANTITIES INDICATED ON THESE DRAWINGS. WHEN FINISHED, THE BALANCING CONTRACTOR SHALL PROVIDE A WRITTEN REPORT IN THE APPLICABLE FORMAT TO THE OWNER AND THE AUTHORITY HAVING JURISDICTION FOR REVIEW, AND TWO COPIES SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL. ONE COPY SHALL BE RETAINED BY THE ENGINEERS FOR THEIR RECORDS.

50 ALL MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH CURRENT STANDARDS FOR THE PROJECT JURISDICTION.

51 LABEL ALL EQUIPMENT WITH AN ENGRAVED PLASTIC (WHITE LETTERS ON BLACK BACKGROUND) LABEL BEARING THE EQUIPMENT NUMBER AS INDICATED ON THE EQUIPMENT SCHEDULES. LABEL ALL THERMOSTATS AND OTHER CONTROLS INDICATING THE EQUIPMENT SERVED.

52 SUBMITTALS:

PRODUCT DATA: WITHIN 7 CALENDAR DAYS AFTER RECEIVING THE OWNER'S NOTICE TO PROCEED, SUBMIT THE FOLLOWING:
1. MATERIALS LIST OF ALL ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION WITH PER-UNIT COSTS.
2. MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
3. MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY THE ARCHITECT/ENGINEER, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.

MANUAL
UPON COMPLETION OF THIS PORTION OF THE WORK AND AS A CONDITION OF ITS ACCEPTANCE, DELIVER TO THE ARCHITECT TWO COPIES OF AN OPERATION AND MAINTENANCE MANUAL OF ALL MECHANICAL EQUIPMENT INSTALLED. INCLUDE WITHIN EACH MANUAL:
1. A COPY OF THE APPROVED RECORD DOCUMENTS FOR THIS PORTION OF THE WORK.
2. A COPY OF ALL WARRANTIES AND GUARANTEES.

53 FOR ALL MECHANICAL SYSTEMS REQUIRING POWER, 120 V.A.C. AND ABOVE SHALL BE BY THE ELECTRICAL CONTRACTOR, 24 V.A.C. AND BELOW SHALL BE BY THE MECHANICAL CONTRACTOR.

SCHEDULE OF DIFFUSERS, REGISTERS AND GRILLES

UNIT NO.	MANUFACTURER	MODEL	SIZE OF DIFFUSER	NOTES
E1-- / -	KRUEGER	S80	12" X 12"	1,2

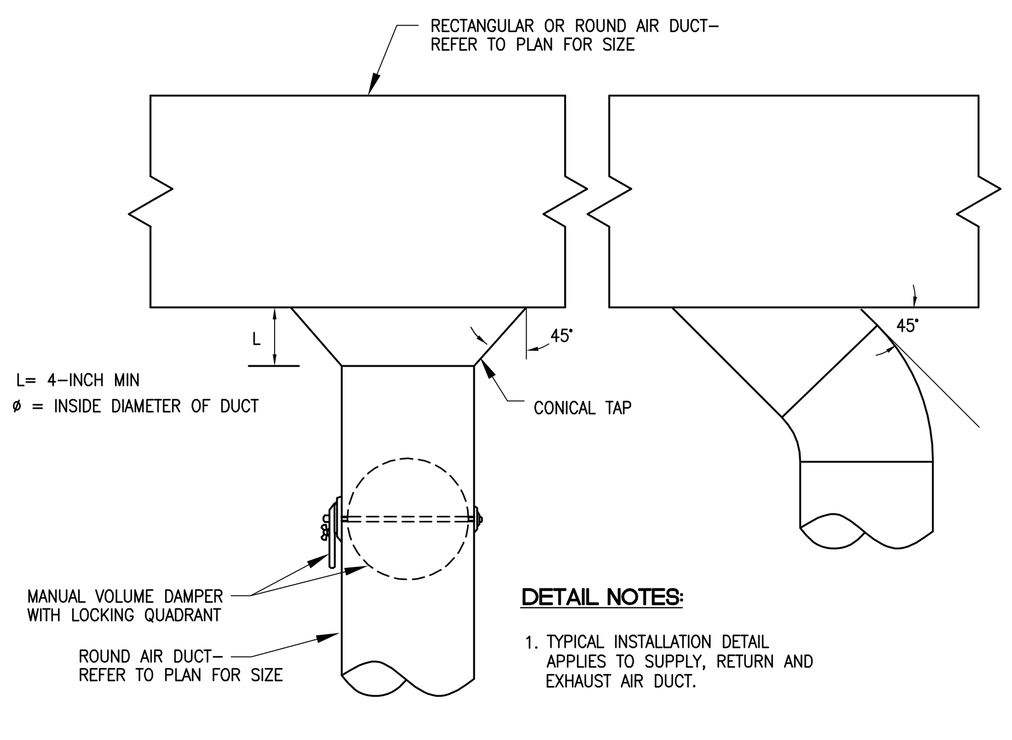
NOTES:
1. GC TO COORDINATE PAINTING REQUIREMENTS WITH ARCHITECT.
2. 30° DEFLECTION 3/4" SPACED EXHAUST GRILLE. FRAME IS 1-3/4" LARGER THAN NECK SIZE IN BOTH DIMENSIONS.

FAN SCHEDULE

UNIT NO.	MANUFACTURER	MODEL	FAN TYPE	CFM	E.S.P. IN. W.G.	RPM	TIP SPEED FPM	DRIVE	MOTOR (HP)	WEIGHT (LBS)	VOLTAGE	CONTROL	NOTES
EF / 1	COOK	70 ACEB	EXHAUST	80	0.25	947	2479	BELT	1/6	50	115/1/60	TIMECLOCK	1

NOTES:
1. PROVIDE FACTORY BIRDSCREEN, GRAVITY BACKDRAFT DAMPER, AND ROOF CURB.

INSTALL PER NFPA REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.

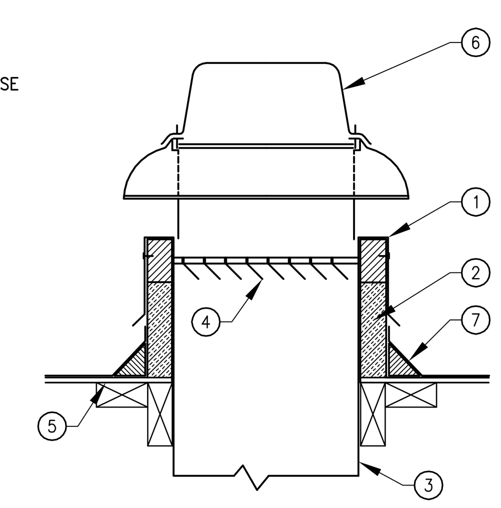


DETAIL NOTES:
1. TYPICAL INSTALLATION DETAIL APPLIES TO SUPPLY, RETURN AND EXHAUST AIR DUCT.

ROUND BRANCH DUCT TAKEOFF
SCALE: NONE

2 / M1.0

1. NEOPRENE SEAL BETWEEN CURB & FAN BASE. ATTACH BASE TO CURB W/8 EVENLY SPACED BOLTS.
2. FACTORY FURNISHED ROOF CURB
3. DUCT.
4. BACKDRAFT DAMPER.
5. FAN SUPPORT.
6. EXHAUST FAN
7. BASE FLASH & CANT



FAN MOUNTING
SCALE: NONE

1 / M1.0

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drawn	
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Plan Check Submittal	04.27.2010
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revision	

Tenant Improvements / Accessibility Upgrades for :
CITY OF TORRANCE LIBRARY
EL RETIRO BRANCH
126 Vista Del Parque, Torrance, CA 90277

OWNER : City of Torrance, Department of General Services
3350 Civic Center Drive, Torrance, CA 90503

WITHEE MALCOLM ARCHITECTS, LLP
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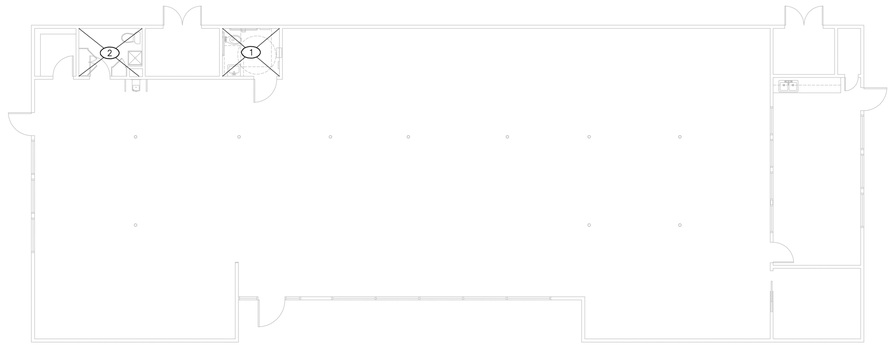
sheet title **General notes, Abbrev., Legend & Schedules**

sheet **M1.0**

PLAN CHECK SET

reconstruction plan
SCALE: 1/8"=1'-0"
2



demolition plan
SCALE: 1/8"=1'-0"
1

NORTH

reconstruction keyed notes

1. PROVIDE 12"x12" AIR LOUVERS MODEL 1500A LOUVER WITH SECURITY GRILLE. COORDINATE FINISH AND EXACT LOCATION IN DOOR WITH ARCHITECT.
2. EXTEND 8"ø EXHAUST DUCT UP TO EF/1 ON ROOF. PROVIDE ANY TRANSITIONS OR ACCESSORIES NEEDED TO CONNECT DUCTWORK TO EXHAUST FAN. COORDINATE EXACT LOCATION OF FAN AND DUCT RISER IN FIELD.

general notes

1. OSA INTAKE SHALL BE AT LEAST 10'-0" AWAY FROM ANY ROOF EXHAUST OUTLET OR VENT.
2. DUCT SIZES INDICATED ARE INSIDE DIMENSIONS WHICH MAY BE ALTERED BY CONTRACTOR TO OTHER DIMENSIONS TO AVOID INTERFERENCES AND CLEARANCE REQUIREMENTS. USE EQUAL FRICTION METHOD (.08" W.C. PER 100' OF LINEAR DUCT) TO ESTABLISH ALTERNATIVE DUCT SIZE.
3. VERIFY ALL DIMENSIONS AT THE SITE. MAKE ALL FIELD MEASUREMENTS AND SHOP DRAWINGS NECESSARY FOR FABRICATION AND ERECTION OF SHEET METAL WORK. MAKE ALLOWANCES FOR BEAMS, PIPES OR OTHER OBSTRUCTION AND FOR WORK BY OTHER TRADES, AND NOTIFY THE ARCHITECT IN THE EVENT OF ANY POTENTIAL INTERFERENCES. MAKE AN INITIAL VERIFICATION OF BEAM PENETRATIONS SHOWN ON STRUCTURAL DRAWINGS.
4. UNLESS INDICATED ON PLAN, ALL CEILING DIFFUSER AND GRILLE RUN-OUTS SHALL BE SAME SIZE AS DIFFUSER'S AND GRILLE'S NECK SIZES.

demolition keyed notes

1. REMOVE ALL EXISTING EXHAUST DUCTS, GRILLES, AND FANS SERVING THE EXISTING RESTROOMS. VERIFY THAT ANY RESTROOMS THAT ARE TO REMAIN HAVE A NEW EXHAUST SYSTEM PER THE RECONSTRUCTION PLAN BEFORE REMOVING EXISTING EXHAUST SYSTEM.
2. EXHAUST SYSTEM SERVING THIS ROOM IS EXISTING TO REMAIN.

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sheet title **Demolition & Reconstruction Plans**

sheet **M2.0**

PLAN CHECK SET

ABBREVIATIONS

A	AMP
ABV	ABOVE
AC	ASPHALTIC CONCRETE
AF	AMPERE FUSE
AFF	ABOVE FINISHED FLOOR
AGB	ANTENNA GROUND BUS
AWG	AMERICAN WIRE GAGE
BC	BARE COPPER
BLDG.	BUILDING
BLW	BELOW
BTWN	BETWEEN
C	CONDUIT
CB	CIRCUIT BREAKER
CLG	CEILING
C.O.	CONDUIT ONLY
CONC.	CONCRETE
CONN.	CONNECT/CONNECTION
CT	CABLE TRAY
CW	COLD WATER
DN	DOWN
DS	DISCONNECT SWITCH
DIST	DISTRIBUTION
EC	ELECTRICAL CONTRACTOR
ELEC.	ELECTRIC(AL)
EQPT	EQUIPMENT
EMT	ELECTRIC–METALLIC TUBING
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
(E),E	EXISTING
FLR	FLOOR
GA	GAUGE
GALV	GALVANIZED
GND	GROUND
GFI	GROUND FAULT CIRCUIT INTERRUPTER
H	HIGH
HV	HIGH VOLTAGE
I_{sc}	SHORT CIRCUIT CURRENT
KVA	KILOVOLT AMPERE
LTG	LIGHTING
LV	LOW VOLTAGE
MAX.	MAXIMUM
MC	MECHANICAL CONTRACTOR
MFR.'S	MANUFACTURER'S
MGB	MASTER GROUND BUS
MIN.	MINIMUM
MTD	MOUNTED
MTTB	MAIN TELEPHONE TERMINAL BOARD
MTS	MANUAL TRANSFER SWITCH
NEC	NATIONAL ELECTRICAL CODE
NO	NUMBER
(N), N	NEW
NTS	NOT TO SCALE
OC	ON CENTER
OHE	OVERHEAD ELECTRICAL
PTDF	PRESSURE TREATED DOUGLAS FIR
P	POLE
PB	PULL BOX
RAD	RADIUS
RQT'S	REQUIREMENTS
RCPT	RECEPTACLE
SCE	SOUTHERN CALIFORNIA EDISON
S/N	SOLID NEUTRAL
S/G	SOLID GROUND
SHT MTL	SHEET METAL
SIM	SIMILAR
SP	SURGE PROTECTOR
SPC	SPACE
STL	STEEL
STR	STRANDED
SWD	SWITCH DUTY
SWTBRD	SWITCHBOARD
TELCO	TELEPHONE COMPANY
TEL./TELE.	TELEPHONE
THK	THICK
THW	WIRE INSULATION: MOISTURE AND HEAT–RESISTANT THERMOPLASTIC
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UGPS	UNDERGROUND PULL SECTION
W	WIRE/WATT
W/	WITH
WP	WEATHERPROOF
XFR	TRANSFER
XFMR	TRANSFORMER

LEGEND

Symbol	Description
	FLOOR–STANDING SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH
MTS	MANUAL TRANSFER SWITCH
TA	TRANSFORMER "TA"
1	KEYED NOTE "1"
Ø	PHASE
F1 / 100	LIGHTING FIXTURE CALL OUT: FIXTURE TYPE 'F1', 100 WATTS MAXIMUM. REFER TO LIGHTING FIXTURE SCHEDULE
XX / 1	EQUIPMENT AS NOTED ON PLAN
A	PANELBOARD DESIGNATION – PANEL "A"
	FLUSH MOUNTED PANELBOARD, DOOR INDICATES FACE
	SURFACE MOUNTED PANELBOARD, DOOR INDICATES FACE
M	METER
200AS 150AF 3P	FUSED DISCONNECT SWITCH AS = AMPERE SWITCH AF = AMPERE FUSES 3P = NUMBER OF POLES
60AF 60AT 3P	CIRCUIT BREAKER AF = AMPERE FRAME AT = AMPERE TRIP 3P = NUMBER OF POLES
GFI	GROUND FAULT INTERRUPTER– TO CONTROL SHUNT TRIP CIRCUIT BREAKER OR SWITCH
	TRANSFORMER
	GROUND CONNECTION
	CONDUIT TURNED DOWN OR AWAY
	CONDUIT TURNED UP OR TOWARD
	EMERGENCY LIGHT FIXTURE WITH (90) MINUTE BATTERY (MINIMUM)
D	FLUORESCENT FIXTURE–SURFACE OR FLANGE MOUNTED ON HARD CEILING D = DIMMABLE BALLAST
	2x4 FLUORESCENT FIXTURE–LAY IN
	2x2 FLUORESCENT FIXTURE–LAY IN
	FLUORESCENT STRIP LIGHT FIXTURE
	WALL MOUNTED FIXTURE
NL	FLUORESCENT FIXTURE WITH 90 MINUTE (MINIMUM) EMERGENCY BATTERY BALLAST, 1400 LUMEN OUTPUT (MINIMUM). (2) LAMP FIXTURE = BATTERY CONNECTED TO BOTH LAMPS. (3) LAMP FIXTURE = BATTERY CONNECTED TO CENTER LAMP ONLY. NL = LAMPS CONNECTED TO BATTERY ARE TO OPERATE (24) HOURS AS A NIGHT LIGHT. OTHER LAMPS IN FIXTURE TO REMAIN SWITCHABLE. NO DESIGNATION = LAMPS CONNECTED TO BATTERY ARE TO REMAIN SWITCHABLE, BUT OPERATE AT A LOSS OF POWER REGARDLESS OF SWITCH POSITION.
	FIXTURE WITH TANDEM WIRE WHIP, MASTER/SLAVE BALLAST
	EXIT SIGN, SHADED SECTOR DENOTES FACE, ARROW INDICATES CHEVRON DIRECTION
F	COMBINATION CEILING FAN AND LIGHT
	TRACK LIGHTING
	SURFACE MOUNTED FIXTURE
	PENDANT FIXTURE
	RECESSED DOWN LIGHT
NL	RECESSED FLUORESCENT DOWNLIGHT FIXTURE WITH (90) MINUTE (MINIMUM) EMERGENCY BATTERY BALLAST, 800 LUMEN OUTPUT (MINIMUM). NL = FIXTURE TO OPERATE (24) HOURS AS A NIGHT LIGHT NO DESIGNATION = LAMPS CONNECTED TO BATTERY ARE TO REMAIN SWITCHABLE, BUT OPERATE AT A LOSS OF POWER REGARDLESS OF SWITCH POSITION.
	RECESSED WALL WASH LIGHT FIXTURE
$	TOGGLE SWITCH, +48" AFF
$D	D = DIMMER SWITCH
$WP	WP = WEATHERPROOF SWITCH
$M	M = MOTOR RATED SWITCH WITH THERMAL OVERLOADS
$3	3 = 3–WAY SWITCH
$4	4 = 4–WAY SWITCH
$P	P = PILOT LIGHT SWITCH (GLOWS WHEN "ON")
$L	L = LIGHTED TOGGLE SWITCH (GLOWS WHEN "OFF")
$K	K = KEYED SWITCH
$T	T = TIMER SWITCH (0–2 HOURS, UNLESS NOTED OTHERWISE)
$abc	abc= INDICATES QUANTITY OF SWITCHES
	MAIN TELEPHONE TERMINAL BOARD 'MTTB" OR AS IDENTIFIED
J	JUNCTION BOX
J	JUNCTION BOX, CEILING MOUNTED
T	THERMOSTAT: PROVIDE 4S BOX WITH (1) GANG MUD RING, +48"AFF, WITH 3/4"C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
S	SPEAKER
P	POWER POLE
	CABLE TRAY OR BUS DUCT SUPPORTED FROM STRUCTURE ABOVE. SPECIFICATION AS NOTED ON PLAN
	DUPLEX RECEPTACLE: NEMA 5–15R, 125V, + 18"AFF
	DUPLEX RECEPTACLE: NEMA 5–15R, 125V, + 18"AFF, 1/2 SWITCHED
	DUPLEX GFCI RECEPTACLE: NEMA 5–15R, 125V, +18"AFF
	DUPLEX AFCI RECEPTACLE: NEMA 5–15R, 125V, +18"AFF
	QUAD RECEPTACLE: NEMA 5–15R, 125V, +18"AFF
	DEDICATED CIRCUIT DUPLEX RECEPTACLE: NEMA 5–20R, 125V, +18"AFF.
	DEDICATED CIRCUIT DUPLEX GFCI RECEPTACLE: NEMA 5–20R, 125V, +44"AFF
	ISOLATED GROUND DUPLEX RECEPTACLE: NEMA 5–20R, 125V, WITH ORANGE FACE. PROVIDE ISOLATED GROUND CONDUCTOR BACK TO PANEL. +18"AFF
	CLOCK RECEPTACLE: NEMA 5–15R, 125V, + 7'–6"AFF
	DUPLEX RECEPTACLE: NEMA 5–15R, 125V, MOUNTED IN FLUSH FLOOR BOX WITH HINGED, BRUSHED METAL COVER, OR AS SPECIFIED.
	QUAD RECEPTACLE: NEMA 5–15R, 125V, MOUNTED IN FLUSH FLOOR BOX WITH HINGED, BRUSHED METAL COVER, OR AS SPECIFIED.
	DUPLEX RECEPTACLE: NEMA 5–15R, 125V, CEILING MOUNTED
D	DEDICATED CIRCUIT DUPLEX RECEPTACLE: NEMA 5–20R, 125V, CEILING MOUNTED
	MULTI–RECEPTACLE RACEWAY
TL	RECEPTACLE: 250V, 1Ø, 20A NEMA 6–20R, +18" AFF TL = TWIST LOCK RECEPTACLE
TL	RECEPTACLE: 250V, 3Ø, 20A NEMA 15–20R, +18" AFF TL = TWIST LOCK RECEPTACLE
TL	RECEPTACLE: 125V, 1Ø, 30A NEMA 5–30R, +18"AFF TL = TWIST LOCK RECEPTACLE
TL	RECEPTACLE: 250V, 1Ø, 30A NEMA 6–30R, +18"AFF TL = TWIST LOCK RECEPTACLE
TL	RECEPTACLE: 250V, 3Ø, 30A NEMA 15–30R, +18" AFF TL = TWIST LOCK
	DRYER RECEPTACLE: 250V, 1Ø, 30A NEMA 10–30R, +48" AFF
	RECEPTACLE: VOLTAGE AND NEMA CONFIGURATION AS SPECIFIED IN KEYED NOTES.
	TELEPHONE OUTLET: 4SD BOX WITH 1–GANG MUD RING, +18"AFF, WITH 1" C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	DATA OUTLET: 4SD BOX WITH 1–GANG MUD RING, +18"AFF, WITH 1" C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	COMBINATION TELEPHONE/DATA OUTLET: 4SD BOX WITH 1–GANG MUD RING, +18"AFF, WITH 1" C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	TELEPHONE, DATA OR COMBINATION OUTLET, MOUNTED IN FLUSH FLOOR BOX WITH HINGED, BRUSHED METAL COVER, OR AS SPECIFIED, WITH 3/4" (MIN.) C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE AT NEAREST WALL.
	CABLE TV OUTLET: 4SD BOX WITH 1–GANG MUD RING, +18" AFF, WITH 1"C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	CABLE TV OUTLET 4SD CEILING BOX WITH 1–GANG MUD RING WITH 1"C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	CEILING MOUNT OCCUPANCY SENSOR–ONE WAY
	CEILING MOUNT OCCUPANCY SENSOR–TWO WAY
	WALL MOUNTED OCCUPANCY SENSOR–ONE LEVEL SWITCHING, DUAL TECHNOLOGY
	WALL MOUNTED OCCUPANCY SENSOR–TWO LEVEL SWITCHING, DUAL TECHNOLOGY
60/2/F,NF	FUSED DISCONNECT SWITCH (60A SWITCH/ TWO POLE/F=FUSED, NF=NON–FUSED)
	MOTOR STARTER SWITCH WITH HOA SWITCH AND MOTOR OVERLOAD PROTECTION
	MOTOR, MOTOR CONNECTION
	1/2 " CONDUIT W/2#12 AWG, 1#12 GREEN GROUND WIRE
1LA–1,3	CONDUIT HOMERUN TO PANEL '1LA', CIRCUITS #1 AND 3
	#12 UNGROUNDED CIRCUIT WIRE (HOT): NUMBER OF HATCH MARKS INDICATE NUMBER OF #12 AWG CONDUCTORS. #12 GROUNDED CIRCUIT WIRE (NEUTRAL) #12 GROUND WIRE #12 ISOLATED GROUND WIRE. FOR CLARITY, I.G. MARKS ARE SHOWN ON THE HOMERUN ONLY. CONTRACTOR SHALL MAINTAIN THE ISOLATED GROUND CONDUCTOR TO THE FINAL CONNECTION OF ANY DEVICE SERVED.
	FLEX CONDUIT CONNECTION
	UNDERGROUND/UNDERFLOOR CONDUIT
T	TELEPHONE CONDUIT
P	POWER CONDUIT
F	FIRE ALARM CONDUIT
C	CABLE TV CONDUIT
G	GROUND CONDUCTOR
S	SMOKE DETECTOR
H	HEAT DETECTOR
F	FIRE ALARM PULL STATION
H	FIRE ALARM HORN
	FIRE ALARM STROBE
H	COMBINATION HORN/STROBE
S/F	SMOKE FIRE DAMPER
FACP	FIRE ALARM CONTROL PANEL
ANNUN	FIRE ALARM ANNUNCIATOR PANEL
SEC	SECURITY SYSTEM CABINET

ELECTRICAL GENERAL NOTES

1. THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2007 CEC, STATE FIRE MARSHAL REGULATIONS, AND ALL OTHER ORDINANCES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION REQUIREMENTS.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE INSTALLATION AND PERFORM ALL STARTUP OF EQUIPMENT AND OPERATIONS NECESSARY OR INCIDENTAL TO PROPER EXECUTION AND COMPLETION OF ALL "ELECTRICAL WORK" WHETHER SPECIFICALLY MENTIONED OR NOT. MATERIALS AND EQUIPMENT PROVIDED BY OWNER WILL BE AS SPECIFICALLY NOTED. THIS SHALL INCLUDE TEMPORARY POWER FOR CONSTRUCTION.
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITERS LABORATORY AND SHALL BEAR THE INSPECTION LABEL U.L. WHERE SUBJECT TO SUCH APPROVAL. NON UL EQUIPMENT SHALL HAVE THIRD PARTY CERTIFICATION AS APPROVED BY THE BUILDING DEPARTMENT.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND DIMENSIONS. HE SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE OWNER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
6. ALL WIRING SHALL BE IN METALLIC CONDUIT. RIGID GALVANIZED CONDUIT SHALL BE USED IN OR UNDER CONCRETE SLABS ON GRADE, WHERE EXPOSED TO WEATHER, AND WHERE SUBJECT TO MECHANICAL DAMAGE. PVC SCHEDULE 40 IN CONCRETE OR SLURRY MAY BE USED. E.M.T. CONDUIT SHALL BE USED FOR INTERIOR WIRING WHERE NOT SUBJECT TO MECHANICAL DAMAGE. FLEXIBLE CONDUIT SHALL BE USED WHERE THE STRUCTURAL CONDITIONS MAKE THE USE OF E.M.T. IMPRACTICABLE, AND FOR SHORT CONNECTIONS TO LIGHTING FIXTURES AND WEATHERPROOF VIBRATING EQIPMENT. USE NEOPRENE JACKETED FLEXIBLE CONDUIT AND FITTINGS WHERE EXPOSED TO WEATHER.
7. ALL CONDUCTORS SHALL BE COPPER AND RATED 600 VOLTS. SIZES NO. 10 AWG AND LARGER SHALL BE STRANDED AND NO. 12 AWG AND SMALLER SHALL BE SOLID. USE TYPE THHN/THWN/THW.
8. ALL CONDUIT PENETRATIONS THROUGH FIRE–RATED FLOOR SLABS, SHAFTS, AND WALLS SHALL BE SEALED AGAINST THE SPREAD OF FIRE OR SMOKE WITH APPROVED CABLE AND CONDUIT FIRE STOPS OR FIRE–RESISTANT SEALANT TO GIVE THE EQUIVALENT FIRE RATING BEFORE THE PENETRATION.
9. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL OUTLETS WITH ARCHITECT AND OWNER PRIOR TO ROUGH–IN (MINIMUM HEIGHT TO BE +15" TO CENTER LINE).
10. PROVIDE NYLON PULL WIRES IN ALL TELEPHONE AND EMPTY CONDUITS.
11. PROVIDE SEPARATE GROUND WIRE IN ALL FLEX CONDUITS AND NONMETALLIC CONDUITS. METALLIC SEALTITE WITH GROUND RATING STAMPED ON THE INSULATION MAY BE USED.
12. THE CONTRACTOR SHALL MAINTAIN THE UNIFORMITY AND CONTINUITY OF THE GROUNDING SYSTEM.
13. E.C. SHALL VERIFY UTILITY COMPANY'S REQUIREMENT ON UTILITY'S CONDUIT, CABLE, VAULTS, HANDHOLE, ROUTING, UGPS, METER AND OTHER REQUIREMENTS AND INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
14. ALL RECEPTACLES WITHIN 6' OF A WATER SOURCE SHALL BE GFI PROTECTED. GFI EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
15. ALL FIXTURE LAMPS AND BALLAST'S SHALL BE CALIFORNIA ENERGY COMMISSION APPROVED.
16. CIRCUIT–BREAKERS FOR LIGHTING CIRCUITS SHALL BE LISTED AND MARKED FOR SWITCHING DUTY (SWD).
17. SUBMITTALS
    - A. PRODUCT DATA: WITHIN 7 CALENDAR DAYS AFTER THE CONTRACTOR HAS RECEIVED THE OWNER'S NOTICE TO PROCEED, SUBMIT THE FOLLOWING:
        1. MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION WITH PER UNIT COSTS.
        2. MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
        3. MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY THE ARCHITECT, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.
    - B. MANUAL: UPON COMPLETION OF THIS OPERATION OF THE WORK AND AS A CONDITION OF ITS ACCEPTANCE, DELIVER TO THE ARCHITECT TWO COPIES OF AN OPERATION AND MAINTENANCE MANUAL OF ALL ELECTRICAL EQUIPMENT INSTALLED. INCLUDE WITHIN EACH MANUAL:
        1. A COPY OF THE APPROVED RECORD DOCUMENTS FOR THIS PORTION OF THE WORK.
        2. A COPY OF ALL CIRCUIT DIRECTORIES.
        3. A COPY OF ALL WARRANTIES AND GUARANTEES.
18. ALL RECEPTACLES AND SWITCHES SHALL BE DECORA STYLE BY LEVITON WITH DECORA PLUS WALL PLATES (SCREWLESS). COLOR SELECTION BY ARCHITECT.
19. LOCATE ALL SWITCHES AND SWITCHBANKS AT 48" MAX AFF.
20. THE TERM "PROVIDE" MEANS CONTRACTOR IS TO FURNISH AND INSTALL MATERIALS INDICATED.
21. ALL TELEPHONE, DATA, TELEVISION, AND COMMUNICATION HOMERUNS SHALL BE TO THE NEAREST TELEPHONE CLOSET INDICATED UNLESS OTHERWISE NOTED.
22. ALL CONDUIT, J–BOX AND PULL BOXES SHALL BE CONCEALED IN FLOORS, WALLS OR CEILINGS UNLESS OTHERWISE NOTED.
23. THE E.C. SHALL MAKE POWER CONNECTIONS TO ALL MOTORS AND EQUIPMENT FURNISHED BY OTHERS.
24. ALL FINAL CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
25. PROVIDE CONTROL CONDUIT AND WIRE FROM THERMOSTAT TO HVAC EQUIPMENT BEING CONTROLLED.
26. ALL EQUIPMENT, MATERIALS, AND WIRING METHODS IN HAZARDOUS AREAS SHALL BE IN ACCORDANCE WITH NEC ARTICLES 500 THROUGH 514. ANY PORTION OF ELECTRICAL WIRING OF EQUIPMENT WHICH IS BELOW THE SURFACE OF A CLASS 1 LOCATION (AS DEFINED IN N.E.C. TABLE 514.2) SHALL BE CONSIDERED TO BE IN A CLASS 1 DIVISION 1 LOCATION, WHICH SHALL EXTEND AT LEAST TO THE POINT OF EMERGENCE ABOVE GRADE.
27. ELECTRICAL DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ALTHOUGH THE SIZE AND LOCATION OF EQUIPMENT ARE SHOWN TO SCALE WHEREVER POSSIBLE, ALL DIMENSIONS AND CONDUIT/CONDUCTOR DATA SHALL BE VERIFIED IN THE FIELD. E.C. SHALL PROVIDE AS BUILT DRAWINGS UPON COMPLETION OF CONSTRUCTION.
28. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING OF WALLS, CEILINGS, FLOORS, ETC., FOR INSTALLATION OF OUTLET BOXES, CONCEALED CONDUIT, ETC. ALL PATCHING SHALL MATCH SURROUNDING MATERIAL AND FINISH.
29. ALL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250 AND 517. ALL CONDUIT SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR. THE GROUNDING CONDUCTOR SHALL BE BONDED TO THE METAL FRAMES OF ALL FIXED ELECTRICAL EQUIPMENT.
30. CONDUIT ROUTING SHOWN IS SUGGESTED ONLY. ALL INTERIOR BLDG. CONDUIT SHALL BE A MINIMUM 1/2" EMT UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL BE INSTALLED CONCEALED IN WALLS, FLOORS, OR CEILINGS. ALL UNDERGROUND CONDUIT RUNS SHALL BE MINIMUM 3/4", EXCEPT WHERE OTHERWISE NOTED. ELECTRICAL CONDUIT INSTALLED UNDERGROUND SHALL BE RIGID NON–METALLIC PVC CONDUIT EXCEPT WHERE PROHIBITED BY LOCAL CODE OR AUTHORITIES HAVING JURISDICTION.
31. ALL UNDERGROUND CONDUITS SHALL BE LABELED WITH METAL TAGS IDENTIFYING POINTS OF ORIGIN.
32. UNDERGROUND CONDUIT RUNS SHALL BE GROUPED TOGETHER AS MUCH AS POSSIBLE AND NEATLY LAID PARALLEL IN TRENCHIES WITH NO UNNECESSARY CROSS OVERS. RUNS SHALL BE STRAIGHT EXCEPT WHERE CHANGES OF DIRECTION ARE NECESSARY.
33. VERIFY THE ELECTRICAL LOADS AND LOCATIONS WITH THE MECHANICAL, KITCHEN EQUIPMENT SUPPLIER, AND OTHER CONTRACTORS PRIOR TO BIDDING. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FINAL CONNECTION, WIRING, HOOK–UP, ETC. FOR ALL EQUIPMENT AND CONTROLS REQUIRING ELECTRICAL POWER TO OPERATE. SEE THE KITCHEN AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
34. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THE WORK AND INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
35. CONCEAL ALL ELECTRICAL WIRING AND RACEWAYS WHERE CONSTRUCTION PERMITS. EXPOSED HORIZONTAL RACEWAY RUNS ON ROOF IN EXCESS OF 5 FEET ARE NOT PERMITTED. EXPOSED RACEWAY IS PERMITTED WHERE STRUCTURE IS EXPOSED TO VIEW AND IN THESE LOCATIONS CAREFULLY INSTALL RACEWAYS PARALLEL TO WALLS, BEAMS, AND COLUMNS.
36. ALL ELECTRICAL EQUIPMENT, CONDUIT, AND LIGHTING FIXTURES SHALL BE ANCHORED OR SUPPORTED IN ACCORDANCE WITH THE LOCAL SEISMIC ZONE REQUIREMENTS.
37. VERIFY ALL NEW AND EXISTING UTILITY LOCATIONS PRIOR TO TRENCHING. COORDINATE UNDERGROUND ELECTRICAL WORK WITH ALL OTHER SITE UTILITIES PRIOR TO INSTALLATION.
38. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON THE PLANS AND/OR SPECIFICATIONS OR WITH CODE REQUIREMENTS, THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE MORE COMPLETE JOB OR THE HIGHER STANDARD SHALL PREVAIL.
39. ALL CONDUIT AND OTHER ELECTRICAL EQUIPMENT MUST BE SUPPORTED FROM THE STRUCTURE ABOVE. ABSOLUTELY NO EQUIPMENT MAY BE SUPPORTED FROM THE CEILING. ANY OPENINGS CUT INTO THE ACOUSTICAL CEILING TILES SHALL BE CUT TO THE EXACT SIZE REQUIRED IN ORDER TO MAINTAIN ANY MATERIAL RATINGS.
40. ELECTRICAL DESIGN HAS BEEN BASED ON THE INSTALLATION OF 75 DEGREES C CONDUCTORS CONNECTED TO TERMINAL LUGS AND EQUIPMENT, U.L. LISTED FOR A MINIMUM OF 75 DEGREES C. CONDUCTORS TERMINATED ON EQUIPMENT WITH A LOWER RATING (60 DEGREES C) OR NO RATING SHOWN, SHALL HAVE CONDUCTOR SIZE INCREASED TO CONFORM TO N.E.C. TABLE 310–16 AND U.L. NO. 489 REQUIREMENTS.
41. ALL SWITCHBOARDS, PANELBOARDS, DISCONNECT SWITCHES AND CONTACTORS, SHALL BE PROVIDED WITH LUGS LABELED AND RATED FOR A MINIMUM 75 DEGREES C. SWITCHBOARDS, SPC, PANELBOARDS, DISCONNECT SWITCHES, CONTACTORS AND TRANSFORMERS ARE TO BE "LISTED" AND "IDENTIFIED" AS RATED FOR A MINIMUM OF 75 DEGREES C CONDUCTOR TERMINATION.
42. AT THE CONCLUSION OF THIS PROJECT, THE ELECTRICAL CONTRACTOR SHALL PROVIDE AN UPDATED TYPEWRITTEN DIRECTORY INSIDE EACH PANELBOARD PROPERLY IDENTIFYING EACH CIRCUIT USED AND THE SPECIFIC LOAD SERVED.
43. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF AND FUTURE CHANGES TO THE MECHANICAL , PLUMBING AND FIRE SPRINKLER SYSTEMS, ETC. CONDUIT AND PIPE TO BE RUN TO MAXIMIZE USE OF CEILING SPACE FOR USE BY OTHER TRADES.
44. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
45. ALL DEVICES INSTALLED OUTSIDE OR IN DAMP LOCATIONS SHALL BE APPROVED WEATHERPROOF.
46. THE E. C. SHALL NOT BORE, NOTCH OR IN ANYWAY CUT INTO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER. INSTALL CONDUITS FOR ROOF MOUNTED EQUIPMENT BELOW ROOF AND STUB–UP AT EACH PIECE OF EQUIPMENT. FLASH AND SEAL ALL PENETRATIONS.
47. THE ENTIRE WIRING SYSTEM SHALL BE TESTED FOR SHORT CIRCUITS, GROUNDS AND INSULATION RESISTENCE BETWEEN CONDUCTORS AND TO GROUND.
48. PROVIDE PERMANENT PLASTIC LAMINATE NAME PLATE FOR ALL ELECTRICAL EQUIPMENT, INCLUDING SWITCHGEAR, PANELS, SWITCHES, CONTROLS, ECT. NAME PLATE SHALL SHOW EQUIPMENT TAG, VOLTAGE, PHASE, CURRENT RATING AND FEED SOURCE.
49. PROVIDE PERMANENT PLASTIC LAMINATE NAMEPLATE AT ALL SERVICE DISCONNECT DEVICES TO INDICATE "SERVICE DISCONNECTING MEANS".
50. VERIFY EXACT LOCATIONS AND SIZE OF MECHANICAL EQUIPMENT AND POINTS OF CONNECT WITH INSTALLING CONTRACTOR PRIOR TO ROUGHING IN FOR SAME.
51. ALL CONDUIT IN EXPOSED AREAS SHALL BE ROUTED TIGHT TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
52. UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND THE DISTRICT STRUCTURAL ENGINEER FROM THE DIVISION OF THE STATE ARCHITECT.
53. ALL CONDUITS CROSSING OVER BUILDING EXPANSION JOINTS ARE TO BE INSTALLED WITH APPROPRIATE EXPANSION FITTINGS.

REMODEL/RENOVATION PROJECT NOTES

1. EXISTING BUILDINGS, REMODELS AND RENOVATIONS:
    - A. CONTRACTOR TO VERIFY ALL CIRCUITING IN FIELD BY TRACING AND LABELING EACH CIRCUIT AT THE PANELBOARD. ALL PANELBOARDS SHALL HAVE ACCURATE AND COMPLETE PANEL SCHEDULES AT COMPLETION OF PROJECT. CIRCUITS IDENTIFIED AS SPARE (AVAILABLE) SHALL BE USED FIRST IN THIS PROJECT. CIRCUITING SHOWN ON PLANS IS BASED UPON AS–BUILT RECORDS AND NON–INTRUSIVE SURVEY.
    - B. ALL LIGHTING FIXTURES INDICATED AS EXISTING TO REMAIN OR RELOCATED SHALL BE REFURBISHED TO FULL CAPACITY AND LIKE NEW CONDITION. REPLACE A MINIMUM OF ONE LAMP CLIP PER RELOCATED FIXTURE, AND ONE LENS/PARABOLIC LOUVER PER 100 FIXTURES. NEW MATERIALS SHALL MATCH THE ORIGINAL EXISTING MATERIALS IN NEW CONDITION.
2. CONTRACTOR SHALL CLEAN ALL EXISTING LIGHTING FIXTURES BY WASHING INTERIOR HOUSINGS, REFLECTIVE SURFACES, LENS AND LOUVERS.
3. COMPLETELY REMOVE ITEMS IDENTIFIED FOR DEMOLITION INCLUDING CONDUIT, WIRE, SUPPORTS, BOXES, ENCLOSURES AND ALL ACCESSORIES. REMOVE CIRCUIT BACK TO SOURCE OR NEAREST DEVICE TO REMAIN. MAINTAIN CONTINUITY OF CIRCUIT TO REMAIN, FIELD VERIFY. EXTEND AND REROUTE EXISTING CIRCUITS AS REQUIRED TO MAINTAIN CONTINUITY. ALL DEVICES TO REMAIN SHALL BE FULLY OPERATIONAL AT COMPLETION OF PROJECT.

EQUIPMENT SUBSTITUTIONS

SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT, ENGINEER AND OWNER. THE CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE SUBSTITUTION INCLUDING UPDATING CONSTRUCTION DOCUMENTS, OBTAINING APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY, AND COORDINATING WITH ALL TRADES TO ENSURE CHANGES TO AFFECTED BUILDING SYSTEMS ARE ACCOUNTED FOR AND ACCEPTABLE TO THE ENGINEERING TEAM. IF SUBSTITUTED EQUIPMENT REQUIRES ADDITIONAL ENGINEERING, CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FEES TO THE ENGINEERING TEAM. CONTRACTOR SHALL ENSURE SUBSTITUTED EQUIPMENT MEETS OR EXCEEDS DESIGN INTENT REGARDING RATINGS, PERFORMANCE, DIMENSIONAL CLEARANCES, PHYSICAL DIMENSIONS (MAX/MIN), WEIGHT LIMITATIONS, AND OTHER ASPECTS, PROVING SUBSTITUTION IS SUITABLE TO THE APPLICATION. ENGINEERS WILL REVIEW THE RATING AND PERFORMANCE OF SUBSTITUTED EQUIPMENT ONLY AND WILL NOT ASSUME RESPONSIBILITY FOR SUBSTITUTION AT ANY LEVEL.

IF CONTRACTOR CAN NOT MAKE SUBSTITUTED EQUIPMENT WORK IN THIS PROJECT, CONTRACTOR SHALL REVERT TO REQUIREMENTS OF PERMITTED CONSTRUCTION DOCUMENTS AT THEIR EXPENSE.

IT IS UNDERSTOOD BY ALL PARTIES THAT ANY SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE DONE FOR THE PURPOSE OF COST SAVINGS TO THE OWNER. THEREFORE, ANY MATERIAL SUBSTITUTIONS OR DEVIATIONS PROPOSED BY THE CONTRACTOR SHALL BE INCLUDED WITH THE INITIAL BID AND SHALL SHOW A LINE ITEM CREDIT TO THE OWNER FOR EACH ITEM SUBSTITUTED IN LIEU OF SPECIFIED PRODUCTS.

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sheet title **GEN. NOTES, LEGEND & ABBREVIATIONS**

sheet **E1.0**

PLAN CHECK SET

keyed notes

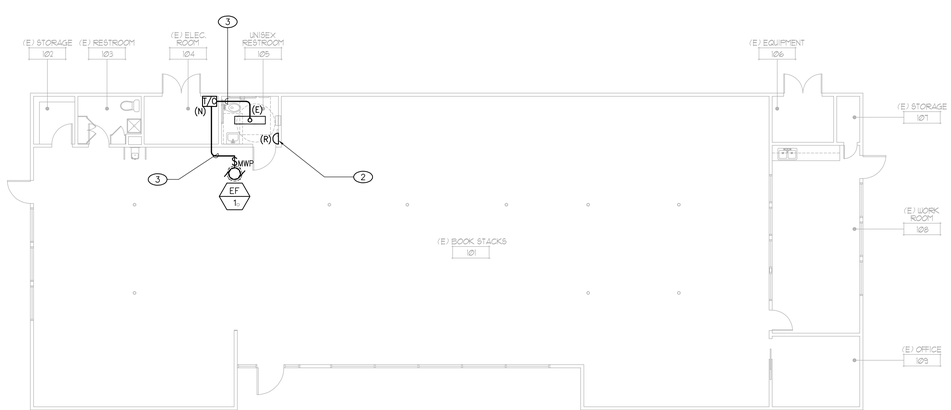
1. DEMO EXISTING MOTION SENSOR SWITCH AT +54"AFF. REMOVE BACKBOX AND PATCH WALL. SEE KEYED NOTE #2.
2. RE-INSTALL EXISTING MOTION SENSOR SWITCH AT +48"AFF. RECONNECT TO EXISTING CIRCUITRY SAME AS EXISTING.
3. INTERCEPT EXISTING HOT CIRCUIT WIRE (BEFORE LIGHT SWITCH) CURRENTLY SERVING EXISTING RESTROOM LIGHTING. ROUTE CONDUCTORS THRU NEW TIME CLOCK MOUNTED ON WALL IN ELECTRIC ROOM, THEN UP TO NEW EF-1 ON ROOF. NEW TOTAL LOAD ON CIRCUIT IS 676W=6A@120V.
4. EXISTING SPACE AND ELECTRICAL EQUIPMENT, LIGHTING AND DEVICES SHALL REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.

mechanical coordination notes

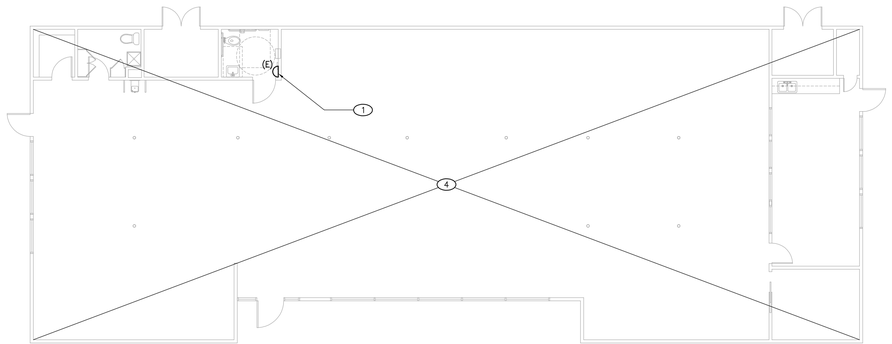
1. PROVIDE CONDUIT ONLY FROM MECHANICAL UNITS TO RESPECTIVE CONTROL DEVICES (T-STAT., BY-PASS TIMER, ENERGY MANAGEMENT SYSTEM, ETC). COORDINATE LOCATIONS AND REQUIREMENTS WITH MECHANICAL CONTRACTOR/DRAWINGS, AND COMPLY.
2. REFER TO MECHANICAL DRAWINGS/CONTRACTOR FOR CONTROLS AND OTHER WORK REQUIRED BUT NOT SHOWN HERE, AND COMPLY. E.C. IS ALSO TO PROVIDE CONDUITS REQUIRED FOR LOW-VOLTAGE CONTROL WIRING (BY OTHERS).
3. ALL MECHANICAL EQUIPMENT AND DISCONNECT SWITCHES TO BE MARKED.
4. PROVIDE FUSES FOR MECHANICAL EQUIPMENT. FUSES ARE TO BE CLASS "RK-1", "BUSS" TYPE "LPN-RK" (208V); OR "LPS-RK" (480V), "LOW-PEAK". EQUIPMENT NAMEPLATE RATING SUPERCEDES DESIGN VALUES.
5. ALL FLEX CONDUIT SHALL CARRY A COPPER BONDING WIRE, SIZED PER NEC TABLE 250-122.
6. ALL ROOF MOUNTED AND EXTERIOR EQUIPMENT SHALL BE RATED WEATHERPROOF (NEMA 3R).
7. CONTRACTOR IS TO PROVIDE ADEQUATE SUPPORT FOR ROOF-MOUNTED EQUIPMENT.
8. NO CONDUIT IS TO RUN ON ROOF FOR MORE THAN 4'-0". ALL OTHER CONDUIT IS TO RUN BELOW ROOF AND STUB THRU NEAR EQUIPMENT. VERIFY LOCATIONS OF ALL STUB-UPS WITH MECHANICAL DRAWINGS/CONTRACTOR PRIOR TO ROUGH-IN, AND COMPLY. ALL ELECTRICAL PENETRATIONS THRU ROOF SHALL BE FLASHED.

general demolition notes

1. REMOVE ALL DEVICES SHOWN DASHED.
2. REMOVE CONDUIT/WIRE BACK TO SOURCE OR TO NEAREST DEVICE TO REMAIN.
3. CONDUIT CONCEALED IN FLOOR, WALL OR CEILINGS SHALL BE ABANDONED IN PLACE.
4. AFTER DEMOLITION WORK, PATCH/REPAIR AND PAINT BUILDING SURFACE TO MATCH ADJUSTMENT SURFACE.
5. MAINTAIN CONTINUITY OF CIRCUITS TO DEVICES TO REMAIN. PROTECT ALL EXISTING EQUIPMENT, DEVICES, AND BUILDING SURFACES THAT ARE TO REMAIN DURING DEMOLITION.
6. ALL DEVICES TO REMAIN SHALL BE FULLY OPERATIONAL DURING AND AFTER REMODEL WORK. RELOCATE CONDUIT/WIRING, PROVIDE NEW CONDUIT/WIRE OR SPLICE BOXES AS REQUIRED TO MAINTAIN THIS EQUIPMENT.



reconstruction plan
SCALE: 1/8"=1'-0"
2



demolition plan
SCALE: 1/8"=1'-0"
1

NORTH

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

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sheet title **Demolition & Reconstruction Plans**

sheet **E2.0**

PLAN CHECK SET

ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
ABV	ABOVE	HWR	HOT WATER RETURN
AD	AREA DRAIN	IE	INVERT ELEVATION
ADA	AMERICAN DISABILITIES ACT.	IN	INCH
AFF	ABOVE FINISHED FLOOR	IRR	IRRIGATION
AFG	ABOVE FINISHED GRADE	IW	INDIRECT WASTE
AP	ACCESS PANEL	KW	KILOWATT
BEL	BELOW	LAV	LAVATORY
BFP	BACK FLOW PREVENTER	LBS	POUNDS
BTU	BRITISH THERMAL UNIT	MAX	MAXIMUM
BTUH	BRITISH THERMAL UNIT PER HOUR	MBH	THOUSAND BTU PER HOUR
		MECH	MECHANICAL
CAP	CAPACITY	MIN	MINIMUM
CD	CONDENSATE	MH	MANHOLE
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	MPG	MEDIUM PRESSURE GAS
		MTD	MOUNTED
CFH	CUBIC FEET PER HOUR	MUA	MAKE-UP AIR
CFM	CUBIC FEET PER MINUTE	NC	NORMALLY CLOSED
CI	CAST IRON	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN-OUT	NTS	NOT TO SCALE
CONC	CONCRETE	OD	OVERFLOW STORM DRAIN
CONN	CONNECTION	OFD	OVERFLOW DRAIN
CONT	CONTINUE OR CONTINUATION	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
COTG	CLEAN-OUT TO GRADE	OFOI	OWNER FURNISHED, OWNER INSTALLED
COYB	CLEAN-OUT IN YARD BOX		
CP	CONDENSATE PUMP	PC	PLUMBING CONTRACTOR
CW	COLD WATER	PIV	POST INDICATOR VALVE
D	DRAIN	POC	POINT OF CONNECTION
DCW	DOMESTIC COLD WATER	POD	POINT OF DISCONNECTION
DF	DRINKING FOUNTAIN	PPM	PARTS PER MILLION
DIA	DIAMETER	PRESS	PRESSURE
DIM	DIMENSIONS	PRV	PRESSURE REDUCING VALVE
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DS	DOWN SPOUT	PSIG	POUNDS PER SQUARE INCH GAUGE
DWG	DRAWING	PTRV	PRESSURE-TEMPERATURE RELIEF VALVE
EF	EXHAUST FAN	REQ'D	REQUIRED
EL/ELEV	ELEVATION	RD	ROOF DRAIN
ELEC	ELECTRICAL	RI & C	ROUGH IN & CONNECT
EQPT	EQUIPMENT	RO	REVERSE OSMOSIS
ET	EXPANSION TANK	RP	REDUCED PRESSURE
(E)/EXIST	EXISTING	RPM	REVOLUTIONS PER MINUTE
EWC	ELECTRIC WATER COOLER	RVB	RECESSED VALVE BOX
°F	DEGREES FAHRENHEIT	S	SANITARY SEWER
F	FIRE	SD	STORM DRAIN
FCO	FLOOR CLEAN OUT	SP	SUMP PUMP
FCU	FAN COIL UNIT	SHT	SHEET
FDC	FIRE DEPARTMENT CONNECTION	SOV	SHUT-OFF-VALVE
FL	FLOW LINE	SOV/YB	SHUT-OFF VALVE IN YARD BOX
FLA	FULL LOAD AMPERAGE	SPECS	SPECIFICATIONS
FLR	FLOOR	SP	STATIC PRESSURE
FPM	FEET PER MINUTE	SPKR	SPRINKLER
FT	FEET	SQ FT	SQUARE FEET
FTR	FLUE THRU ROOF	SS	STAINLESS STEEL
FU	FIXTURE UNITS	STL	STEEL
FUT	FUTURE	SLP	SLOPE
FW	FILTERED WATER	TDH	TOTAL DYNAMIC HEAD
FV	FLUSH VALVE	TEMP	TEMPERATURE
G	GAS	TMV	THERMOSTATIC MIXING VALVE
GA	GAUGE	TP	TRAP PRIMER
GAL	GALLONS	TYP	TYPICAL
GALV	GALVANIZED	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	UR	URINAL
GPH	GALLONS PER HOUR	UTR	UP THROUGH ROOF
GPM	GALLONS PER MINUTE	V	VENT
GPR	GAS PRESSURE REGULATOR	VB	VACUUM BREAKER
HB	HOSE BIBB	VBF	VENT BELOW FLOOR
HCP	HANDICAPPED	VCP	VERIFIED CLAY PIPE
HDR	HEADER	VTR	VENT THROUGH ROOF
HP	HORSEPOWER	W	WASTE
HT	HEIGHT	W/	WITH
HTG	HEATING	WC	WATER CLOSET
HTR	HEATER	WHA	WATER HAMMER ARRESTOR
HW	HOT WATER		

FIXTURES SCHEDULE

MARK	FIXTURE	ROUGH-IN-SIZE S/W	V	TRAP	CW	HW	DESCRIPTION/REMARKS
WC 1	WATER CLOSET (ADA)	4"	2"	INT	1-1/2"	–	AMERICAN STANDARD "MADERA" MODEL NO. 2305.100, FLOOR MOUNTED, FLUSH VALVE WATER CLOSET, WITH OLSONITE MODEL NO. 95SSCT OPEN FRONT SEAT LESS COVER. SLOAN "REGAL OPTIMA" MODEL 111-SMO FLUSHOMETER BATTERY POWER. 1.6 GAL/FLUSH.
L 1	LAVATORY (ADA)	2"	1-1/2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD "LUCERNE" MODEL NO. 0356.421 WALL MOUNTED LAVATORY, VITREOUS CHINA, FRONT OVERFLOW. SLOAN "OPTIMA PLUS" MODEL EBF-85-4-BDM BATTERY POWER DECK MOUNTED FAUCET. CHICAGO NO. 327-X GRID STRAINER. CHICAGO NO. 1017 ANGLE STOP FITTING WITH SUPPLY TUBE; P-TRAP

THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC, DEPICTING FUNCTION AND PLACEMENT. PROVIDE OFFSETS IN PIPING AND CHANGES IN FIXTURE LOCATIONS AS NECESSARY TO CONFORM TO STRUCTURAL AND ARCHITECTURAL REQUIREMENTS AND TO AVOID OBSTRUCTIONS. CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK, IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS, SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.

EQUIPMENT SUBSTITUTIONS

SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT, ENGINEER AND OWNER. THE CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE SUBSTITUTION INCLUDING UPDATING CONSTRUCTION DOCUMENTS, OBTAINING APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY, AND COORDINATING WITH ALL TRADES TO ENSURE CHANGES TO AFFECTED BUILDING SYSTEMS ARE ACCOUNTED FOR AND ACCEPTABLE TO THE ENGINEERING TEAM. IF SUBSTITUTED EQUIPMENT REQUIRES ADDITIONAL ENGINEERING, CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FEES TO THE ENGINEERING TEAM. CONTRACTOR SHALL ENSURE SUBSTITUTED EQUIPMENT MEETS OR EXCEEDS DESIGN INTENT REGARDING RATINGS, PERFORMANCE, DIMENSIONAL CLEARANCES, PHYSICAL DIMENSIONS (MAX/MIN), WEIGHT LIMITATIONS, AND OTHER ASPECTS, PROVING SUBSTITUTION IS SUITABLE TO THE APPLICATION. ENGINEERS WILL REVIEW THE RATING AND PERFORMANCE OF SUBSTITUTED EQUIPMENT ONLY AND WILL NOT ASSUME RESPONSIBILITY FOR SUBSTITUTION AT ANY LEVEL.

IF CONTRACTOR CAN NOT MAKE SUBSTITUTED EQUIPMENT WORK IN THIS PROJECT, CONTRACTOR SHALL REVERT TO REQUIREMENTS OF PERMITTED CONSTRUCTION DOCUMENTS AT THEIR EXPENSE.

IT IS UNDERSTOOD BY ALL PARTIES THAT ANY SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE DONE FOR THE PURPOSE OF COST SAVINGS TO THE OWNER. THEREFORE, ANY MATERIAL SUBSTITUTIONS OR DEVIATIONS PROPOSED BY THE CONTRACTOR SHALL BE INCLUDED WITH THE INITIAL BID AND SHALL SHOW A LINE ITEM CREDIT TO THE OWNER FOR EACH ITEM SUBSTITUTED IN LIEU OF SPECIFIED PRODUCTS.

DOMESTIC PIPING MATERIALS SCHEDULE

SERVICE		MATERIAL: TYPE "K" COPPER WROUGHT COPPER FITTINGS	TYPE "L" COPPER WROUGHT COPPER FITTINGS	TYPE "M" COPPER WROUGHT COPPER FITTINGS	BLACK STEEL SCH 80 PIPE & FITTINGS	SCH 40 BLACK STEEL MALLEABLE IRON FITTINGS	SCH 40 GALVANIZED STEEL SCREWED FITTINGS	*CAST IRON "NO HUB" PIPE & FITTINGS "HUSKY" SS COUPLINGS (1)	VITRIFIED CLAY COMPRESSION JOINTS	SCH 40 PVC DWV (APPROVED BY LOCAL AUTHORITY)	ABS PIPE & FITTINGS (APPROVED BY LOCAL AUTHORITY)	PE PIPE & FITTINGS (APPROVED BY LOCAL AUTHORITY)	PVDF, PP OR FUSEAL (IF PERMITTED BY LOCAL CODE)	REMARKS
WATER	ABV. GRADE		●											
	BEL. GRADE	●												INSULATED AND WRAPPED BELOW GRADE. SEE NOTE #3.
SANITARY DRAINAGE	ABV. GRADE							●						
	BEL. GRADE							●		●				COATED & WRAPPED BELOW GRADE IF CAST. SEE NOTE #3.
SANITARY VENT	ABV. GRADE							●						
	BEL. GRADE							●		●				COATED & WRAPPED BELOW GRADE IF CAST. SEE NOTE #3.
INDIRECT WASTE/ CONDENSATE	ABV. GRADE			●										
	BEL. GRADE			●										INSULATED AND WRAPPED BELOW GRADE. SEE NOTE #3.

(1) ALL BELOW OR ABOVE GRADE WASTE, VENT, SEWER AND STORM LINES SHALL BE OF CAST IRON SOIL PIPE AND FITTINGS AND SHALL CONFORM TO THE REQUIREMENTS OF CISPI STANDARD 301, ASTM A888 OR ASTM A74 FOR ALL PIPE AND FITTINGS. PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE AND MANUFACTURED BY AB&I, CHARLOTTE OR TYLER OR RECEIVE PRIOR APPROVAL OF THE ENGINEER. JOINTS FOR HUBLESS PIPE AND FITTINGS SHALL CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE CISPI STANDARD 310 AND LOCAL CODE REQUIREMENTS. HUBLESS COUPLING GASKETS SHALL CONFORM TO ASTM STANDARD C-564. JOINTS FOR HUB AND SPIGOT PIPE SHALL BE INSTALLED WITH COMPRESSION GASKETS CONFORMING TO THE REQUIREMENTS OF ASTM STANDARD C-564 OR SHALL BE INSTALLED WITH LEAD AND OAKUM.

(2) USE PVC IF SOIL IS CORROSIVE WITH THE APPROVAL BY THE OWNER/ENGINEER/ARCHITECT AND LOCAL AUTHORITY.

(3) ALL NON-PLASTIC PIPING SHALL BE AT 18" MINIMUM BELOW GRADE. ALL PLASTIC PIPING SHALL BE 24" MINIMUM BELOW GRADE. VERIFY DEPTH REQUIREMENTS WITH LOCAL AUTHORITY.

GENERAL NOTES

1 THE PLUMBING SYSTEM DESIGN, INSTALLATION AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CALIFORNIA PLUMBING CODE 2007, UNIFORM PLUMBING CODE 2006 AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ALL AUTHORITIES HAVING JURISDICTION.

2 WORKMANSHIP: THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH & WORKMANLIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE ARCHITECT'S & OWNER'S REPRESENTATIVE.

3 MATERIALS: PLUMBING QUALITY AND WEIGHTS OF MATERIALS, ALTERNATE METHODS OF CONSTRUCTION SHALL CONFORM TO CHAPTER 2 OF THE CURRENT EDITION OF THE PLUMBING CODE. ALL MATERIAL AND FIXTURES SHALL BE NEW FIRST QUALITY, UNLESS OTHERWISE NOTED, AND OF THE BEST GRADE OF THE RESPECTIVE KIND AND FREE FROM ALL DEFECTS. MATERIALS FOR SIMILAR USE SHALL BE OF THE SAME TYPE AND MANUFACTURER UNLESS OTHERWISE SPECIFIED.

4 SITE INSPECTION: CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND EXACT NATURE OF THE WORK. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE & FUNCTIONAL SYSTEM. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDING FOR ANY OMISSIONS WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.

5 CODES AND PERMITS: ALL EQUIPMENT, FIXTURES, INSTALLATION, ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING CALIFORNIA TITLE 24. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS.

6 AS-BUILT: CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT TRANSPARENCIES WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT.

7 GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP & MATERIALS FOR A PERIOD OF 1 YEAR FROM ACCEPTANCE OF WORK BY OWNER.

8 SUBMITTALS: CATALOG INFORMATION & CUTS OF ALL EQUIPMENT FIXTURES AND DEVICES SHALL BE SUBMITTED FOR REVIEW (SIX COPIES OF EACH).

9 COORDINATION: THE DRAWINGS ARE DIAGRAMMATIC & INTENDED TO SHOW SCOPE. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE THE BEST ARRANGEMENT OF ALL DUCT, PIPES, CONDUIT, STRUCTURE, ETC.

10 CUTTING AND PATCHING: ALL CUTTING & PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK. PROVIDE ALL NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.

11 CLEANUP: UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT & DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY.

12 ALL BELOW OR ABOVE GRADE WASTE, VENT, SEWER AND STORM LINES SHALL BE OF CAST IRON SOIL PIPE AND FITTINGS AND SHALL CONFORM TO THE REQUIREMENTS OF CISPI STANDARD 301, ASTM A888 OR ASTM A74 FOR ALL PIPE AND FITTINGS. PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE AND MANUFACTURED BY AB&I, CHARLOTTE OR TYLER OR RECEIVE PRIOR APPROVAL OF THE ENGINEER. JOINTS FOR HUBLESS PIPE AND FITTINGS SHALL CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE CISPI STANDARD 310 AND LOCAL CODE REQUIREMENTS. HUBLESS COUPLING GASKETS SHALL CONFORM TO ASTM STANDARD C-564. JOINTS FOR HUB AND SPIGOT PIPE SHALL BE INSTALLED WITH COMPRESSION GASKETS CONFORMING TO THE REQUIREMENTS OF ASTM STANDARD C-564 OR SHALL BE INSTALLED WITH LEAD AND OAKUM.

13 SLOPE ALL CONDENSATE DRAIN LINES AT 1%.

14 SLOPE ALL SANITARY SEWER AND VENT PIPING MINIMUM 2% UNLESS APPROVED OTHERWISE.

15 SLOPE ALL STORM DRAIN PIPING MINIMUM 2% UNLESS APPROVED OTHERWISE.

16 THE GAS SERVICE SEISMIC SHUT OFF SHALL BE MOUNTED RIGIDLY TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

17 PROVIDE WATERTIGHT FLASHING WHERE EVER PIPES PASS THRU EXTERIOR WALLS, ROOF AND FLOORS.

18 PROVIDE FELT WITH METAL BACKING, VIBRATION ISOLATION SLEEVES OR PADS AT ALL PIPE HANGERS OR SUPPORTS AND ALL POINTS WHERE PIPING COMES IN CONTACT WITH ANY PORTION OF THE STRUCTURE. APPLIES TO ALL PIPING.

19 LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO STARTING WORK. MAKE REQUIRED ADJUSTMENTS TO CONNECT TO EXISTING UTILITIES. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO EXISTING UTILITIES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ARCHITECT'S & OWNER'S REPRESENTATIVE PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.

20 NO HOLES, NOTCHES, BLOCK OUTS, ETC. ARE ALLOWED IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

21 ALL PLUMBING FIXTURE LOCATIONS AND LINE ROUTING ARE DIAGRAMMATIC. ROUTING INDICATED AVOIDS MAJOR KNOWN OBSTRUCTIONS. ALL NEW PIPING WORK SHOULD BE REROUTED AND/OR OFFSET TO AVOID INTERFERENCES. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS, MOUNTING HEIGHTS, AND COLORS.

22 ANY DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ANY AND ALL CHANGES FROM ARCHITECT AND ENGINEER PRIOR TO PROCUREMENT.

23 THESE DRAWINGS DO NOT INCLUDE ALL NECESSARY SAFETY REQUIREMENTS. CONTRACTOR TO COMPLY TO SAFETY REQUIREMENTS SET FORTH BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

24 CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR LOCATION OF POINTS OF CONNECTION WITHIN A FIFTEEN (15) FOOT RADIUS FROM THOSE SHOWN ON PLANS. THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND ELEVATION OF ALL EXISTING LINES, WYES, ETC., BEFORE STARTING ANY WORK, AND SHALL NOTIFY THE GENERAL CONTRACTOR IF SAID LOCATIONS ARE NOT IN THE LOCATIONS SHOWN ON THE PLANS OR ARE NOT OF SUFFICIENT SIZE OR DEPTH TO MAKE CONNECTION IN COMPLIANCE WITH THE PLANS.

25 CONTRACTOR TO REFER TO PLUMBING FIXTURE SCHEDULE FOR INDIVIDUAL WASTE, VENT & WATER ROUGH-IN CONNECTIONS AT EACH PLUMBING FIXTURE.

26 ALL HOT WATER AND CONDENSATE PIPING SHALL BE INSULATED WITH GLASS FIBER PIPE INSULATION WITH FACTORY APPLIED WHITE JACKET J-M MICRO-LOK 650AP. INSULATE FITTINGS AND VALVES WITH PREFORMED INSULATION WITH PVC PREMOLDED ONE PIECE FITTING.

PIPE SIZE	INSULATION THICKNESS	INSULATION VALUE
1/2" - 1"	1"	R = 4.0
1 1/4" - 4"	1 1/2"	R = 4.0

27 TEST SYSTEM(S) IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING AUTHORITIES.

28 STEEL PLATE SUPPORTS FOR ALL WALL FIXTURES: SUPPORT WITH 3/8" THICK x 8" HIGH STEEL PLATES RECESSED AND BOLTED TO STUDS AND TAPPED FOR FIXTURE BOLTS. LENGTH OF PLATE SHALL BE AT LEAST ONE STUD BEYOND EACH SIDE OF FIXTURE.

29 ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.

30 COORDINATE THE LOCATION OF ALL CEILING OR WALL ACCESS PANELS WITH THE ARCHITECTURAL PLANS AND THE ELECTRICAL LIGHTING LAYOUT.

31 CLEANOUTS SHALL BE PROVIDED FOR EACH 100 FEET OF DRAINAGE PIPE WITH ADDITIONAL CLEANOUTS PROVIDED FOR EACH AGGREGATE CHANGE OF DIRECTION EXCEEDING 135°" PER CODE. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO ANY INSTALLATION.

32 ALL VALVES, UNIONS, ETC. TO BE LINE SIZE UNLESS OTHERWISE INDICATED ON DRAWINGS.

33 UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH THREADED TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.

34 ALL PLUMBING FIXTURES, AND FAUCETS SHALL BE CERTIFIED BY THE STATE OF CALIFORNIA ENERGY COMMISSION.

35 THE PLUMBING CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR ALL POINTS OF CONNECTION WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO BID.

36 VERIFY EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES TO WHICH CONNECTIONS ARE REQUIRED PRIOR TO ROUTING ANY PIPE.

37 PLUMBING CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACE AREAS DAMAGED BY OPERATION.

38 FIRE SAFE ALL PIPE PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS WITH U.L. LISTED FIRE RATING APPROVED BY THE GOVERNING JURISDICTION. INSTALL IN ACCORDANCE WITH THE PRODUCTS LISTING AND MANUFACTURERS REQUIREMENTS.

39 FIXTURE MOUNTING HEIGHTS FOR THE PHYSICALLY DISABLED SHALL CONFORM TO THE ADA ACCESSIBILITY STANDARDS. SEE ARCHITECTS DRAWINGS.

40 CONTRACTOR SHALL HAVE A COMPLETE SET OF RECORD DRAWINGS ON THE SITE PRIOR TO START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATION OF NEW WORK WITH EXISTING CONDITIONS.

41 ALL EXPOSED PIPING BELOW LAVATORIES (INCLUDING P-TRAPS) SHALL BE INSULATED TO CONFORM TO THE FEDERAL AND LOCAL ADA ACCESSABILITY STANDARDS.

42 CONTRACTOR TO VERIFY TERMINATION POINTS OF ALL PLUMBING VENTS AND MECHANICAL EQUIPMENT AND ROUTE VENTS AS REQUIRED SO THAT NO PLUMBING VENT SHALL TERMINATE LESS THAN 3'-0" ABOVE ANY FRESH AIR INTAKE LOCATED WITHIN 10'-0" OR LESS THAN 4'-0" FROM ANY PROPERTY LINE EXCEPT A PUBLIC WAY.

43 ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK CLOSING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. CONTRACTOR SHALL INSTALL ALL NECESSARY WATER HAMMER ARRESTORS WHETHER SHOWN ON THE PLANS OR NOT. COORDINATE ACCESS DOOR INSTALLATION WITH GC IF REQUIRED.

44 PROVIDE DI-ELECTRIC UNIONS FOR ALL DISSIMILAR METAL CONNECTIONS.

45 PROVIDE GAS PRESSURE IDENTIFICATION METAL TAG AT REGULATOR AND PIPES. LABEL "WARNING: 1/2 TO 5 POUNDS NATURAL GAS PRESSURE. DO NOT REMOVE".

46 ALL REQUIRE CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 & 719.0 OF THE PLUMBING CODE.

47 EACH PLUMBING VENT SHALL TERMINATED NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.

48 PIPING TESTING AND STERILIZATION TO BE IN ACCORDANCE WITH THE 2007 CALIFORNIA PLUMBING CODE. CONTRACTOR TO PROVIDE STERILIZATION CERTIFICATE.

PIPE LEGEND

SYMBOL	DESCRIPTION
F	FIRE PROTECTION WATER SUPPLY
ICW	INDUSTRIAL COLD WATER
IHW	INDUSTRIAL HOT WATER
IHWR	INDUSTRIAL HOT WATER RETURN
	DOMESTIC COLD WATER ABOVE FLOOR OR GRADE (DCW)
	DOMESTIC COLD WATER BELOW FLOOR OR GRADE (DCW)
	DOMESTIC HOT WATER ABOVE FLOOR OR GRADE (DHW)
	DOMESTIC HOT WATER BELOW FLOOR OR GRADE (DHW)
	DOMESTIC HOT WATER RETURN ABOVE FLOOR OR GRADE (HWR)
	DOMESTIC HOT WATER RETURN BELOW FLOOR OR GRADE (HWR)
TW	TEMPERED WATER (110°F)
TWR	TEMPERED WATER RETURN
CWS	COLD WATER SOFT
CWF	COLD WATER FILTER
RO	REVERSE OSMOSIS
RCW	RECLAIMED WATER
	SOIL OR WASTE ABOVE FLOOR OR GRADE (S OR W)
	SOIL OR WASTE BELOW FLOOR OR GRADE (S OR W)
	VENT (V) ABOVE GRADE
	VENT (V) BELOW GRADE
GW	GREASE WASTE ABOVE FLOOR OR GRADE (GW)
GW	GREASE WASTE BELOW FLOOR OR GRADE (GW)
CWV	COMBINATION WASTE & VENT ABOVE FLOOR OR GRADE (CWV)
CWV	COMBINATION WASTE & VENT BELOW FLOOR OR GRADE (CWV)
CD	CONDENSATE DRAIN PIPE (CD)
PD	PUMP DISCHARGE LINE (PD)
ED	EMERGENCY DRAIN (ED)
ID	INDIRECT DRAIN (ID)
OD	OVERFLOW DRAIN ABOVE GRADE (SD)
OD	OVERFLOW DRAIN BELOW GRADE (SD)
SD	STORM DRAIN ABOVE GRADE (SD)
SD	STORM DRAIN BELOW GRADE (SD)
G	LOW PRESSURE GAS ABOVE GRADE (G)
G	LOW PRESSURE GAS BELOW GRADE (G)
MPG	MEDIUM PRESSURE GAS ABOVE GRADE (MPG)
MPG	MEDIUM PRESSURE GAS BELOW GRADE (MPG)
HPG	HIGH PRESSURE GAS ABOVE GRADE (HPG)
HPG	HIGH PRESSURE GAS BELOW GRADE (HPG)
LPG	LIQUIFIED PETROLEUM GAS – PROPANE
ECW	EXISTING COLD WATER
EHW	EXISTING HOT WATER
EG	EXISTING GAS
ES/W	EXISTING SOIL/WASTE
	PLUMBING TO BE REMOVED

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	VALVE IN RISER
	BRANCH – TOP CONNECTION
	BRANCH – BOTTOM CONNECTION
	SHUT-OFF VALVE (S.O.V.) OR GATE VALVE
	GAS PRESS. REGULATOR (G.P.R.)
	GAS COCK
	UNION
	PRESSURE GUAGE WITH GUAGE COCK
	DROP
	DROP
	RISE
	CAP
	FLOOR CLEAN OUT (FCO) OR CLEANOUT TO GRADE (COTG)
	WALL CLEAN OUT (WCO)
	CLEAN OUT IN YARD BOX
	P-TRAP
	SLOPE IN DIRECTION OF FLOW
	TRAP PRIMER
	WATER HAMMER ARRESTOR (WHA)
	CHECK VALVE
	SOLENOID VALVE
	TEMPERATURE-PRESSURE RELIEF VALVE (TPV)
	HOSE BIBB (HB)
	REDUCED PRESSURE BACKFLOW PREVENTER (RPBP)
	POINT OF CONNECTION/ POINT OF DISCONNECTION
B/S	BELOW SLAB
(E)	EXISTING EQUIPMENT, PIPING, STRUCTURE, ETC.
AFF	ABOVE FINISHED FLOOR
(N)	NEW EQUIPMENT, PIPING, STRUCTURE, ETC.
U/G	UNDERGROUND
X	REFERENCES KITCHEN EQUIPMENT SCHEDULE
X	REFERENCES PLAN NOTES
X / XX	REFERENCES PLUMBING FIXTURE SCHEDULE

REGISTERED PROFESSIONAL ENGINEER
DAVID E. FUSCO
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EXP. 06/30/12
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job no.	09WMA03 / A9041-E
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
revision	

Tenant Improvements / Accessibility Upgrades for :
CITY OF TORRANCE LIBRARY
EL RETIRO BRANCH
126 Vista Del Parque, Torrance, CA 90277

OWNER : City of Torrance, Department of General Services
3350 Civic Center Drive, Torrance, CA 90503

WITHEE MALCOLM ARCHITECTS, LLP
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sheet title **General notes, Abbrev., Legend & Schedules**

sheet **P1.0**

PLAN CHECK SET

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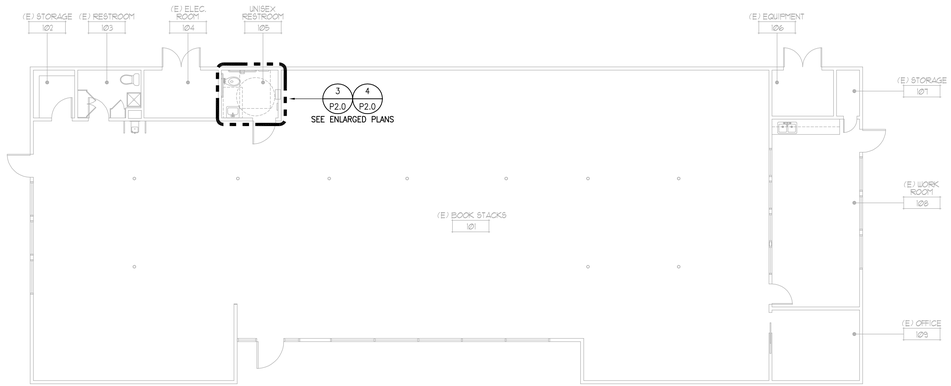
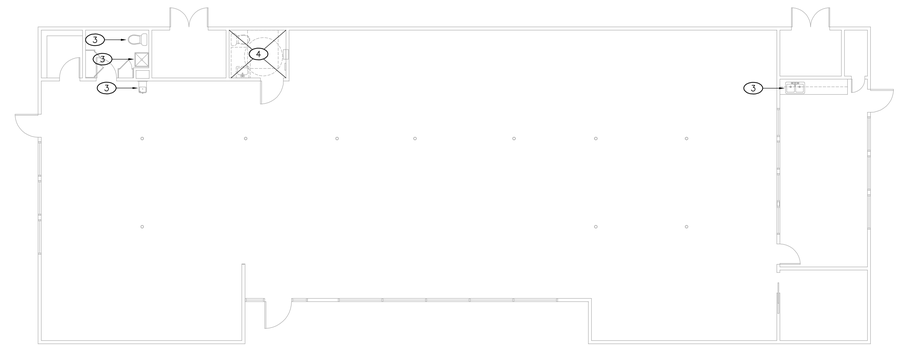


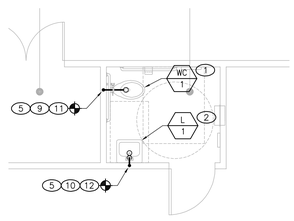
reconstruction plan 2
SCALE: 1/8"=1'-0"

NORTH



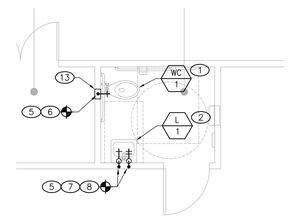
demolition plan 1
SCALE: 1/8"=1'-0"

NORTH



enlarged waste & vent plan 4
SCALE: 1/4"=1'-0"

NORTH



enlarged water supply plan 3
SCALE: 1/4"=1'-0"

NORTH

keyed notes

1. 1-1/2"DCW, 2"V AND 4"W TO WC-1.
2. 1/2"DCW & 1/2"DHW, 1-1/2"V AND 2"W TO L-1. HOT WATER TO LAVATORY (SET @ 105°F MAX).
3. EXISTING PLUMBING FIXTURE TO REMAIN.
4. COMPLETELY DEMO AND CLEAR OF ALL PLUMBING FIXTURES. REMOVE AND CAP ALL ASSOCIATED COLD WATER, HOT WATER, WASTE & VENT PIPING BEHIND WALL, BELOW FLOOR, AND ABOVE CEILING. ALL PLUMBING FIXTURES SHALL BE OFFERED TO OWNER. PATCH AND REPAIR WALLS, FLOOR AND CEILING TO MATCH EXISTING.
5. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR LOCATION OF WASTE, WATER, VENT & POINTS OF CONNECTION WITHIN A FIFTEEN (15) FOOT RADIUS FROM THOSE SHOWN ON PLANS. THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND ELEVATION OF ALL EXISTING LINES, WYES, ETC., BEFORE STARTING ANY WORK, AND SHALL NOTIFY THE GENERAL CONTRACTOR, ARCHITECT & ENGINEER IF SAID LOCATIONS ARE NOT IN THE LOCATIONS SHOWN ON THE PLANS OR ARE NOT OF SUFFICIENT SIZE OR DEPTH TO MAKE CONNECTION IN COMPLIANCE WITH THE PLANS. ALL CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
6. 1-1/2"DCW POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
7. 1/2"DCW POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
8. 1/2"DHW POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
9. 4"W POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
10. 2"W POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
11. 2"V POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
12. 1-1/2"V POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
13. PROVIDE SHUT-OFF VALVES IN WALL WITH ACCESS PANEL.
14. PROVIDE TRAP PRIMER TO ALL FLOOR DRAINS.
15. PROVIDE WALL CLEANOUT ABOVE TOILET.

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sheet title **demolition & reconstruction plans**

sheet **P2.0**

PLAN CHECK SET

abbreviations

@	AT
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
ACOUS.	ACOUSTICAL
ALT.	ALTERNATE
ACS.	ACRES
A.D.	AREA DRAIN
ALUM.	ALUMINUM
A.T.	ASPHALT TILE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
A.F.S.	ABOVE FINISH SURFACE
BD.	BOARD
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BLDG.	BUILDING
BET.	BETWEEN
C.L.	CENTER LINE
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.P.	CAST IRON PIPE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CLEAN OUT
COL.	COLUMN
COM.	COMMON
CONC.	CONCRETE
CONT.	CONTINUOUS
C.W.	COLD WATER
C.T.	CERAMIC TILE
C.YD.	CUBIC YARD
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
D.D.	DOOR DIMENSION
DIA.	DIAMETER
DRWG.	DRAWING
D.S.	DOWNSPOUT
D.W.	DISHWASHER
DR.	DOOR
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
E.J.	EXPANSION JOINT
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTINGUISHER CABINET
F.G.	FUEL GAS
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
FLRG.	FLOORING
FTG.	FOOTING
F. GL.	FIXED GLASS
F.S.	FLOOR SINK
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.F.	FINISH FLOOR
F.J.	FLOOR JOIST
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GL.	GLASS
GR.	GRADE
GYP. BD.	GYPSUM BOARD
G.D.	GARBAGE DISPOSAL
H.B.	HOSE BIBB
HWD.	HARDWOOD
HGT.	HEIGHT
H.PT.	HIGH POINT
HDR.	HEADER
HTR.	HEATER
H.W.	HOT WATER
HORIZ.	HORIZONTAL
H.C.	HOLLOW CORE
I.D.	INSIDE DIAMETER
INT.	INTERIOR
INSUL.	INSULATION
INV.	INVERT
I.P.S.	IRON PIPE SIZE
I.I.C.	IMPACT INSULATION CLASS
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
K.C.	KEENE'S CEMENT
KIT.	KITCHEN
LAM.	LAMINATE(D)
LAV.	LAVATORY
LGTH	LENGTH
LKR.	LOCKER
MIN.	MINIMUM
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
M.H.	MANHOLE
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MFG.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
OBSC.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPG.	OPENING
OV.	OVEN
OVFL.	OVERFLOW
OPP.	OPPOSITE
PL.	PROPERTY LINE/PLATE
PARTN	PARTITION
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
P.L.	PLASTIC LAMINATE
R.	RISER
RAD.	RADIUS
REINF.	REINFORCING
RESIL.	RESILIENT
RD.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
REF.	REFRIGERATOR
REQ'D.	REQUIRED
S.C.	SOLID CORE
SHT.	SHEET
SIM.	SIMILAR
SHTG.	SHEATHING
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
S.S.	STAINLESS STEEL
SUSP.	SUSPENDED
SPECS.	SPECIFICATIONS
STOR.	STORAGE
S.T.C.	SOUND TRANSMISSION CLASS
S.F.	SQUARE FOOT
TEL.	TELEPHONE
TERR.	TERRAZZO
T & G	TONGUE AND GROOVE
T.O.C.	TOP OF CURB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
THRU	THROUGH
TEMP.	TEMPERED
T.O.P.	TOP OF PARAPET
T.	TREAD
T.O.PL.	TOP OF PLATE
U.	URINAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
W/	WITH
WAINS.	WAINSCOT
W.C.	WATER CLOSET
WD.	WOOD
WH.	WATER HEATER
WP.	WATERPROOF

symbols

WOOD STUD

INSULATION

MASONRY

FINISH WOOD

CERAMIC

GYPSUM BOARD

PLASTER

PLYWOOD

CONCRETE

METAL

INTERIOR ELEVATION — SHT. NO. / DET. NO.

WINDOW LETTER

DOOR NUMBER

SECTION DESIGNATION
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

GRID LINE

KEY NOTE

EXTERIOR COLOR
& MATERIAL

PROJECT INFORMATION

project: Tenant Improvement For:

CITY OF TORRANCE
SOUTHEAST TORRANCE BRANCH
23115 Arlington Avenue
Torrance, CA 90501

owner: City of Torrance, Department of General Services
3350 Civic Center Drive
Torrance, CA 90503
Phone: (310) 375-0922

legal description: Tract No 639 N 159 FT (EX OF STS) OF LOT 117

City of Torrance, County of Los Angeles, State of California

zone: PU - Public Use

scope of work: Interior tenant improvements to an existing library building consisting of the removal/replacement of existing plumbing fixtures, accessories and finishes. Exterior improvements include upgrades to the existing concrete walk, accessible path of travel, and accessible parking.

occupancy: A - 3

construction type: V-B (non-sprinklered)

applicable code: 2007 California Building Code

building data: existing gross building area: 7,080 s.f.

building department notes

1. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
2. ADDITIONAL DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED WHERE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR.
3. THE USE OF ROLLED STEEL SECTIONS AND /OR BOLTS MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH THE APPLICABLE ASTM STANDARDS. MILL CERTIFICATES WILL BE REQUIRED FOR ALL STEEL. STEEL GRADES OTHER THAT ASTM-A36 WILL REQUIRE TESTING BY AN APPROVED LABORATORY. ALL FOREIGN BOLTS MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THEIR USE.
4. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THEY HAVE BEEN FOUND IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL (SECTION 106.4.4.2)
5. CERTIFICATE OF WORKMENS COMPENSATION INSURANCE MUST BE ON FILE WITH BUILDING AND SAFETY BEFORE A PERMIT CAN BE ISSUED.
6. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011 OF THE 2007 C.B.C.
7. PROVIDE VENTILATION IN ACCORDANCE WITH CHAPTER 12 OF C.B.C. 2007 EDITION SEE MECHANICAL PLANS
8. EVACUATION SIGNAGE SHALL BE PROVIDED PER TITLE 19, SECTION 3.09.
9. MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE OF WORK ARE UNDER SEPARATE PERMITS.

PROJECT TEAM

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mechanical engineer:

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SHEET INDEX

cover sheet

CS-01	PROJECT INFORMATION
CS-02	GENERAL NOTES
CS-03	GENERAL NOTES

architectural

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A2-01	FLOOR PLAN - DEMOLITION & PROPOSED
A2-02	PARTIAL PLAN - REFLECTED CEILING & FINISH
A7-01	ENLARGED RESTROOM PLANS, ELEVATIONS, DOOR & HARDWARE SCHEDULE
A8-01	SITE DETAILS
A8-02	MISCELLANEOUS DETAILS

mechanical

M1.0	GENERAL NOTES, ABBREVIATIONS, LEGEND & SCHEDULES
M2.0	DEMOLITION & RECONSTRUCTION PLANS

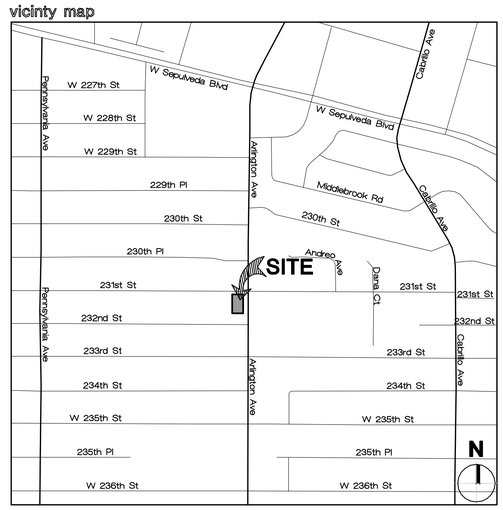
electrical

E1.0	GENERAL NOTES, LEGEND & ABBREVIATIONS
E2.0	DEMOLITION & RECONSTRUCTION PLANS

plumbing

P1.0	GENERAL NOTES, ABBREVIATIONS, LEGEND & SCHEDULES
P2.0	DEMOLITION & RECONSTRUCTION PLANS

vicinity map



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sheet title **project information**

sheet **CS-01**

BID SET ONLY

notes (see sheet CS-3 for additional notes)

CALIFORNIA ARCHITECTURAL BARRIER LAWS - TITLE 24 (cont.')

STAIRWAYS

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88 INCHES IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88 INCHES OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUAL WITHIN THE ENTIRE WIDTH OF THE STAIRWAY. THE ENTIRE WIDTH OF THE STAIRWAY. SEC 1133B.4.1.1
2. HANDRAILS SHALL BE 34-INCHES TO 38 INCHES ABOVE THE NOSING OF THE TREADS. SEC 1133B.4.2.1
3. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP NOSING AND 12 INCHES PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE EXTENSION SHALL BE MADE EITHER ROUNDED OR SMOOTHLY TO THE FLOOR, WALL, OR POST. SEC 1133B.2.2
4. WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING.
5. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. SEC 1133B.4.2.3
6. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. SEC 1133B.4.2.5
7. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/2INCHES OR MORE THAN 2 INCHES IN CROSS - SECTIONAL DIMENSIONAL OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. SEC 1133B.4.2.6
8. THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIRS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE AND PLACED PARALLEL TO AND MOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIRS. SEC 1133B.4.4
9. WHERE STAIRWAYS OCCUR OUTSIDE A BUILDING, THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE AND PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIRS. A POINTED STRIP SHALL BE ACCEPTABLE. SEC 1133B.4.4
10. ALL TREAD SURFACES SHALL BE SLIP RESISTANT. WEATHER EXPOSED STAIRS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). SEC 1133B.4.5.1
11. NOSING SHALL NOT PROJECT MORE THAN 1 1/2 INCH PAST THE FACE OF THE RISER BELOW. SEC 1133B.4.5.2
12. RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF OBJECTS LARGER THAN 1/4 INCH.
13. APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT, TWO OR MORE STORIES IN HEIGHT FOR DSA/AC REQUIREMENTS. THE SIGN SHALL IDENTIFY THE STAIRWAY, INDICATE WHETHER THERE IS A ROOF ACCESS, THE FLOOR LEVEL, AND THE UPPER AND LOWER TERMINUS OF THE STAIRWAY. THE INFORMATION SHALL BE PRESENTED USING ARABIC NUMERALS AND RAISED BRAILLE SYMBOLS WHICH CONFORM TO SECTION 1117B.5.2 THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR LANDING IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE. SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF U.B.C. STD. NO. 10-2. SEC 1020.1.6.2

SIGNS AND IDENTIFICATION

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY HANDICAPPED. SEC 1117B.5.8.1
   - A. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR #15090 IN FEDERAL STANDARD 595B. SEC 1117B.5.8.1.1
   - B. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHERE BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED. DOTS SHALL BE 0.1 INCH ON CENTERS IN EACH CELL WITH 0.2 INCHES BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 0.025 INCH ABOVE THE BACKGROUND. SEC 1117B.5.6
   - C. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10. SEC 1117B.5.3
   - D. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND. SEC 1117B.5.2
   - E. WHEN RAISED OR RECESSED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING: SEC 1117B.5.5
     1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32" MINIMUM AND SHALL BE SANS SERIF CHARACTERS UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. SEC 1117B.5.5.1
     2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH. SEC 1117B.5.5.2
     3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT. SEC 1117B.5.5.3
   - F. ALL BUILDINGS ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY A PERSON WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. SEC 1127B.3
   - G. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.6 THRU 1117B.5.6.3. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN SWING OF A DOOR. SEC 1117B.5.7
   - H. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 1121 B, THE MINIMUM CHARACTER HEIGHT SHALL BE 3". SEC 1117B.5.4

CALIFORNIA ARCHITECTURAL BARRIER LAWS - TITLE 24 (cont.')

RAMPS

1. THE CROSS SLOPE OF A RAMP SURFACES SHALL BE NO GRATER THAN 1: 50. SEC 1133B.5.3.1
2. ALL OTHER PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES SHALL HAVE A MINIMUM WIDTH OF 48". SEC 1133B.5.2
3. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP, SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP ,SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE, SHALL EXTEND A MINIMUM OF 1' BEYOND THE THE TOP AND BOTTOM OF THE RAMP, AND THE ENDS SHALL BE RETURNED. SEC 1133B.5.5.1
4. THE GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. SEC 1133B.5.5.1
5. ANY WALL OR OTHER SURFACE ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". SEC 1133B.5.5.1
6. OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED AND CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. SEC 1133B.5.8
7. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30" RISE AND AT EACH CHANGE OF DIRECTION. SEC 1133B.5.4
   - A. TOP OF LANDING SHALL NOT BE LESS THAN 60" WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60" IN THE DIRECTION OF RAMP RUN.
   - B. THE WIDTH OF THE LANDING SHALL EXTEND 24" PAST THE STRIKE EDGE OF ANY DOOR OR GATE FOR EXTERIOR RAMPS AND 18" PAST THE STRIKE EDGE FOR INTERIOR RAMPS. SEC 1133B.5.4.4
   - C. INTERMEDIATE LANDING AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES AND BOTTOM LANDINGS SHALL HAVE 72" MIN. DIMENSION IN THE DIRECTION OF RUN. OTHER INTERMEDIATE LANDINGS SHALL HAVE A 60" MIN. DIMENSION IN THE DIRECTION OF RUN.
8. A WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED 3" PLUS OR MINUS 1" ABOVE THE SURFACE OF THE RAMP. SEC 1133B.5.6.2

WALKS & SIDEWALKS

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" IN WIDTH. SEC 1133B.7.1
2. WHEN ABRUPT CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. SEC 1133B.7.4
3. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. SEC 1133B.7.4
4. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1007 AS A PEDESTRIAN RAMP. SEC 1133B.7.3
5. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT EXCEPT WHEN THE ENFORCING AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARDSHIP, THE CROSS SLOPE CAN BE INCREASED TO A MAXIMUM OF 1/2" PER FOOT FOR DISTANCES NOT TO EXCEED 20'. SEC 1133B.7.1.3
6. WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS: SEC 1133B.7.1
   - A. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. SEC 1133B.7.1.1
   - B. SURFACES WITH A SLOPE OF 6% GRADIENT SHALL BE SLIP-RESISTANT. SEC 1133B.7.1.2
7. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE NO GRATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. SEC 1133B.7.2

CORRIDORS AND AISLES

1. EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS IN WIDTH THAN 44-INCHES. CORRIDORS AND HALLWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36 INCHES. SEC 1133B.3.1
2. REGARDLESS OF OCCUPANT LOAD, CORRIDORS IN GROUP R, DIVISION 3 OCCUPANCIES AND WITHIN DWELLING UNITS IN GROUP R, DIVISION 1 OCCUPANTS SHALL HAVE A MINIMUM WIDTH OF 36-INCHES. SEC 1017.2 EXCEPTION #3
3. CORRIDORS THAT EXCEED 200 FT. IN LENGTH SHALL: SEC 1133B.3.2 & 1120A.2
   - A. HAVE A MINIMUM CLEAR WIDTH OF 60" OR
   - B. HAVE, AT A CENTRAL LOCATION, A 60" x 60" MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE OR
   - C. HAVE, AT A CENTRAL LOCATION, AN INTERVENING CROSS OR TEE CORRIDOR, A MINIMUM OF 44" IN WIDTH.
4. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT. SEC 1133B.6.1
5. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-6" WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AND EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1 1/2" FOR EACH 5 FEET IN LENGTH TOWARD THE EXIT, CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44" IN WIDTH. SEC 1133B.6.2

HAZARDS AND PROTRUDING OBJECTS

1. OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27- INCHES AND 80-INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4-INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27-INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALL, CORRIDORS, PASSAGEWAYS, OR AISLES. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12-INCHES MAXIMUM FROM 27-INCHES TO 80-INCHES ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE. SEC 1133B.8.6.1
2. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80-INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION. SEC 1133B.8.2
3. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80-INCHES MINIMUM CLEAR HEAD ROOM. SEC 1133B.8.6.2
4. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4-INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6- INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. SEC 1133B.8.1
5. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTER 3"±- 1" ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5 % OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS. SEC 1133B.8.1

CALIFORNIA ARCHITECTURAL BARRIER LAWS - TITLE 24

ENTRANCES

1. ALL PRIMARY ENTRANCES TO BUILDING FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED. SEC 1133B.1.1.1.1
2. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
3. EVERY REQ'D ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET, 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING OF AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. SEC 1133B.2.2
4. WHERE A PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. SEC 1133B.2.3.1
5. WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. SEC 1133B.2.3.2
6. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION. SEC 1133B.2.5.2
7. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. SEC 1133B.2.5.2
8. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. SEC 1133B.2.4.2
9. THE WIDTH OF THE LEVEL AND CLEAR AREAS ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS. SEC 1133B.2.4.3
10. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. SEC 1133B.2.4.1
11. THE BOTTOM 10-INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10-INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. SEC 1133B.2.6
12. THE BOTTOM 10-INCHES NARROW FRAME WITH A THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY SHALL PROVIDE A MINIMUM OF 48 INCHES OF SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM ITS SPACE BETWEEN THE DOORS. SEC 1133B.2.4.4
13. WHERE TURNSTILES ARE UTILIZED IN A FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, A DOOR OR GATE THAT IS ACCESSIBLE TO THE PHYSICALLY DISABLED, SHALL BE PROVIDED ADJACENT TO OR WITHIN A DISTANCE NOT TO EXCEED 30 FEET FROM EACH TURNSTILE EXIT OR ENTRANCE. SEC 1133B.2.3.4

FLOORS AND LEVELS

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMP, PASSENGER ELEVATORS OR SPECIAL ACCESS LIFTS. SEC 1120B.1
2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS, SHALL BE STABLE, FIRM AND SLIP RESISTANT. SEC 1124B.1

CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS

1. THE MINIMUM, CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30-INCHES X 48-INCHES. THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS. SEC 1118B.4.1
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR A PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED. SEC 1118B.4.2
3. PROVIDE AN ADDITIONAL 12-INCH WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 15-INCHES DEEP AND DESIGNED FOR SIDE APPROACH.
4. PROVIDE AN ADDITIONAL 6-INCHES WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 24-INCHES DEEP AND DESIGNED FOR FRONTAL APPROACH.
5. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48-INCHES. IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE HORIZONTAL DIMENSION OF THE OBSTRUCTION SHALL BE LESS THAN 25-INCHES. THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 44-INCHES WHEN THE HORIZONTAL DIMENSION OF THE OBSTRUCTION IS BETWEEN 20-INCHES AND 25-INCHES. SEC 1118B.5
6. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54-INCHES AND THE LOW SIDE REACH SHALL BE NO LESS THAN 9-INCHES ABOVE THE FLOOR. SIDE REACH IS ALLOWED OVER AN OBSTRUCTION PROVIDED THE HORIZONTAL DIMENSION OF THE OBSTRUCTION DOES NOT EXCEED 24-INCHES. SEC 1118B.6

CURB RAMPS

1. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM AND SLIP-RESISTENT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK. SEC 1127B.5.5
2. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4" ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK. SEC 1127B.5.6
3. A CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP INSIDE THE GROOVED BORDER WHEN THE RAMP SLOPE IS LESS THAN 1 VERTICAL TO 15 HORIZONTAL. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9" AT THE BASE TAPERING TO 0.45" AT THE TOP, A HEIGHT OF NOMINAL 0.2" , AND A CENTER TO CENTER SPACING OF NOMINAL 2.35", IN COMPLIANCE WITH FIGURE 11B-23."NOMINAL", AS USED HERE, SHALL BE IN ACCORDANCE WITH SECTION 12-31-102, STATE REFERENCED STANDARDS CODE. THE DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. HE DOMES MAY BE CONSTRUCTED IN VARIETY OF METHODS, INCLUDING CAST-IN-PLACE OR STAMPED, OR MAY BE PART OF A PREFABRICATED SURFACE TREATMENT. SEC 1127B.5.7

FIRE PROTECTION

1. PROVIDE FIRE PROTECTION FOR BUILDING UNDER CONSTRUCTION PER REQUIREMENTS OF LOCAL GOVERNING AGENCIES.
2. WHERE REQUIRED BY CODE: CORRIDORS, ELEVATORS, LOBBIES, AND ELECTRICAL ROOMS SHALL BE OF 1 HOUR CONSTRUCTION THROUGHOUT.
3. DOORS OPENING INTO 1 HOUR FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH SMOKE AND DRAFT STOP, FIRE ASSEMBLIES HAVING A MINIMUM 20 MINUTE RATING WITH SELF-CLOSERS.
4. STAIR ENCLOSURES, WHERE REQUIRED, SHALL BE OF 1 HOUR MINIMUM FIRE-RESISTIVE CONSTRUCTION. ALL DOORS OPENING INTO STAIR ENCLOSURES SHALL BE PROTECTED BY 1 HOUR SELF-CLOSING FIRE ASSEMBLIES.
5. PROVIDE AND INSTALL FIRE DAMPERS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILING WHERE REQUIRED BY CODE OR LOCAL GOVERNING AGENCY.
6. WHERE NON-COMBUSTIBLE CONDUIT, PIPES, OR VENTS PENETRATE ASSEMBLY, PROVIDE AND INSTALL APPROVED FIRE-RATED SEALANT OR MINERAL WOOL FILLER TO DRAFT STOP AND MAINTAIN THE FIRE SAFE INTEGRITY OF THE ASSEMBLY.
7. RETURN AIR PLENUMS BETWEEN FLOOR OR ROOF ASSEMBLIES AND SUSPENDED CEILINGS BELOW SHALL MEET THE FOLLOWING REQUIREMENTS:
   - A. SHALL HAVE NO EXPOSED MATERIALS WITHIN THE PLENUM WITH A FLAME SPREAD RATING MORE THAN 25 OR A SMOKE DEVELOPED RATING MORE THAN 50.
   - B. ALL WIRING IN PLENUMS, OTHER THAN TEFLON (WHERE NOTED), SHALL BE IN NON-COMBUSTIBLE CONDUIT.
   - C. WHERE GYPSUM PRODUCTS ARE EXPOSED WITHIN THE PLENUM, AIR TEMPERATURE SHALL BE RESTRICTED TO A RANGE NOT LESS THAN 50 OR MORE THAN 125 DEGREES FAHRENHEIT AND MOISTURE CONTENT CONTROLLED SO THAT THESE PRODUCTS ARE NOT ADVERSELY AFFECTED.
   - D. ALL EXPOSED COMBUSTIBLE FRAMING MEMBERS AND FINIS SURFACES WITHIN RETURN AIR PLENUMS SHALL BE COVERED WITH A MINIMUM OF 1 LAYER 5/8" TYPE "X" GYPSUM BOARD SECURELY NAILED OR OTHERWISE FASTENED PER APPLICABLE CODE. PROVIDE AND INSTALL ALL FURRING AND BLOCKING AND TAPE JOINTS AS REQUIRED.
   - E. FIRE-RETARDANT WOOD PER BUILDING CODE MAY BE EXPOSED WITHOUT COVER IN RETURN AIR PLENUMS WHEN APPROVED BY BUILDING OFFICIAL.
8. INTERIOR WALL AND CEILING FINISHES SHALL BE OF THE FOLLOWING FLAME SPREAD CLASSIFICATIONS: SEC 803.1

CLASS	A: FLAME SPREAD 0-25	SMOKE-DEVELOPED 0-450
CLASS	B: FLAME SPREAD 26-75	SMOKE-DEVELOPED 0-450
CLASS	C: FLAME SPREAD 76-200	SMOKE-DEVELOPED 0-450

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY[k] : CBC TABLE 803.5

GROUP	SPRINKLERED[l]: EXIT ENCLOSURES AND EXIT PASSAGEWAYS[a, b]	SPRINKLERED[l]: CORRIDORS	SPRINKLERED[l]: ROOMS AND ENCLOSED SPACES[c]	NONSPRINKLERED[m]: EXIT ENCLOSURES AND EXIT PASSAGEWAYS[a, b]	NONSPRINKLERED[m]: CORRIDORS	NONSPRINKLERED[m]: ROOMS AND ENCLOSED SPACES[c]
A-1 & A-2	B	B	C	A	A[d]	B[c]
A-3[f], A-4, A-5	B	B	C	A	A[d]	C
B, E, M, R-1, R-4	B	C	C	A	B	C
F	C	C	C	B	C	C
H	B	B	C[g]	A	A	B
I-1	B	C	C	A	B	B
I-2, I-2.1	B	B	B[h, i]	A	A	B
I-3	A	A[j]	B	-	-	-
I-4	B	B	B[h, i]	A	A	B
R-2	C	C	C	B	B	C
R-3, R301	C	C	C	C	C	C
S	C	C	C	B	B	C
U	NO RESTRICTIONS			NO RESTRICTIONS		

a. Class C interior finish materials shall be permitted for wainscotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to noncombustible base or over furring strips applied to a noncombustible base and fire blocked as required by Section 803.4.1.

b. In exit enclosures of buildings less than three stories in height of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.

c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partition that do not comply with this shall be considered enclosing spaces and room or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy therefor shall be the governing factor regardless of group classification of the building.

d. Lobby areas in Group A-1, A-2, and A-3 occupancies shall not be less than Class B materials.

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or channel furnishing shall be permitted.

g. Class B material is required where the building exceeds two stories.

h. Class C interior finish materials shall be permitted in administrative spaces.

i. Class C interior finish materials shall be permitted in rooms with the capacity of four persons or less.

j. Class B materials shall be permitted as wainscotting extending not more tahn 48 inches above the finished floor in corridors.

k. Finish materials as provided for in other sections of this code.

l. Applies when the exit enclosures, exit passageways, corridors or rooms and enclosed spaces are protected by a sprinkler system installed in accordance with Section 903.3.1.1 or 903.1.2.

m. (SFM) Not permitted for group I-3.

9. WHERE REQUIRED OR SPECIFIED, PROVIDE AND INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM AND ALARM. SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED TO ARCHITECT AND OWNER FOR REVIEW AND APPROVAL OF SYSTEM LAYOUT AND HEADS PRIOR TO SUBMITTAL TO LOCAL AGENCIES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEPARATE PLAN CHECK AND PERMITS ARE REQUIRED. ANY CHANGES TO ACCOMMODATE FIELD CONDITIONS SHALL BE RESUBMITTED AT THE CONTRACTORS EXPENSE WITH NO ADDITIONAL CHARGE TO OWNER. WHERE ENUNCIATOR PANELS, ALARMS, ETC., ARE REQUIRED IN AN EXPOSED LOCATION, CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS AND CABINET/COVER PLATE FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SEC 903.3.1.2
10. PROVIDE PORTABLE FIRE EXTINGUISHERS OF TYPE, QUANTITY AND LOCATION DETERMINED BY FIRE DEPARTMENT INSPECTOR AND/OR OWNER. SEE FLOOR PLAN FOR PROPOSED LOCATIONS. CFC SEC 906 & 1415
11. PROVIDE SMOKE DETECTORS, DUCT DETECTORS, AND OTHER SUCH DETECTION DEVICES AS MAY BE REQUIRED BY CODES AND/OR REQUIRED BY CODES AND/OR GOVERNING AUTHORITIES HAVING JURISDICTION AND OWNER.

STAIRS, EXITS AND OCCUPANT LOADS

1. REQUIRED EXIT DOORS:
   - A. SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (THIS NEED NOT APPLY TO EXTERIOR EXIT DOORS IN GROUP B OCCUPANCY WITH AN ADJACENT DURABLE SIGN IN 1" HIGH LETTERS STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" AND WITH A LOCKING DEVICE READILY DISTINGUISHABLE AS LOCKED). SEC 1008.1.8.3.2 & 1008.1.8
   - B. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 OCCUPANTS PER BUILDING CODE. SEC 1008.1.2
   - C. DOORS SHALL BE NOT LESS THAN 3'-0" WIDE x 6'-8" HIGH WITH NO SINGLE LEAF EXCEEDING 4'-0" IN WIDTH. SEC 1133B.2.2
   - D. THE FLOOR OR LANDING AT EXIT DOORS SHALL BE LEVEL WITH, OR NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. SEC 1133B.2.4.1
2. ILLUMINATED EXIT SIGNS SHALL BE PROVIDED WHERE REQUIRED BY, AND IN ACCORDANCE WITH, APPLICABLE LAWS.
3. ALL REQUIRED EXITS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS WITH LETTERS NOT LESS THAN 3/4" WIDE AND 6" HIGH ON CONTRASTING BACKGROUNDS. SEC 1011.5.1
4. EXIT AISLES TO BE PROVIDED AT MINIMUM 44" WIDTH LEADING TO EXITS AND MAINTAINED TO PUBLIC STREET. SEC 1133B.6.2
5. EXIT LIGHTING SHALL BE PROVIDED HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. SEC 1006.2
6. EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 (LX) FORM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE. SEC 1011.4 & 1011.5
7. EXIT SIGN SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. SEC 1011.5.3
8. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES OF ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, ILLUMINATOR SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR GROUP I, DIVISIONS 1.1 AND 1.2 OCCUPANCIES AND FOR ALL OTHER OCCUPANCIES WHERE THE MEANS OF EGRESS SYSTEM SERVES AN OCCUPANT LOAD OF 100 OR MORE. SEC 1006.3
9. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXITS SIGNS PLACEMENT SHALL BE SUCH THAT NO POINT IN THE CORRIDOR IS MORE THAN 100 FEET (30480 mm) OR LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. SEC 1011.1

INSULATION NOTES

1. INSULATION TO BE FULL THICK R-11 FIBERGLASS BATTS AT ALL STUD WALLS WHERE INDICATED ON PLANS TO 6" ABOVE FINISH CEILING & R-13 AT ALL WALLS ADJACENT TO CONC. WALLS.
2. ALL ROOF INSULATION SHALL BE R-19 AND RATED AT A MAX. FLAME SPREAD RATING OF 25 WITH A MAX. SMOKE DEVELOPED RATING OF 450.
3. ALL INSULATION TO BE UNFACED FIBER-GLASS BATTS., U.N.O.

MECHANICAL, PLUMBING & ELECTRICAL

1. ELECTRICAL, PLUMBING AND AIR CONDITIONING CONTRACTORS SHALL SUBMIT PLANS TO THE BUILDING DEPARTMENT FOR APPROVAL AND OBTAIN PERMIT PRIOR TO ANY JOB SITE INSTALLATION.
2. PROVIDE AND LOCATE, AFTER APPROVAL BY ARCHITECT AND OWNER, ACCESS DOORS OR PANELS IN CEIL'G. AND WALL CONSTRUCTION AS REQ'D. BY INSTALLATION OF MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK
3. CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES AS WELL AS POWER AND WATER OF DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR CONTRACTORS SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGES TO OWNER.
4. SMOKE & FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 716.
   - a. DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS WITH RATING OF TWO HOURS OR LESS.
   - b. DUCTS PASSING THROUGH HORIZONTAL EXIT WALLS.
   - c. DUCT PENETRATING SHAFTS.
   - d. DUCTS PENETRATING FIRE-RESISTIVE ELEMENTS OF FIRE RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR.

PARTITIONS

1. ALL STUDS AT NONBEARING INTERIOR PARTITIONS SHALL BE 362 S 125 - 18 (STEEL 3 " WIDE x 25 GAUGE) UNLESS NOTED OTHERWISE. (LARR #25529)
2. PROVIDE AND INSTALL HEAVIER GAUGE STUDS, STIFFENER, BRACING BACK-UP PLATES, ETC., AS REQ'D. AT STUD WALLS FOR SUPPORT OF OTHER EQUIPMENT.
3. SEE WALL LEGEND OR CALL-OUTS ON PLAN FOR GYP. BD. THICKNESS, FIRE RATING, AND INSULATION AS REQ'D.
4. REINFORCING AT ALL CORNERS, EXPOSED ENDS AND ENDS OF GYP. BD. ADJACENT TO ALL METAL, WOOD OR CONC. TO BE GALVANIZED STEEL " USG DUR-A-BEAD " OR EQUAL GYPSUM BOARD SHALL BE SMOOTH FINISH AT ALL WALLS TO RECEIVE PAINT, UNLESS NOTED OTHERWISE.
5. PARTITIONS:
   - A. ALL METAL STUDS SHALL BE "WESTERN METAL" OR APPROVED EQUAL. (LARR #25529)
   - B. THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE.
   - C. ALL STUDS SHALL CONFORM TO I.C.B.O. ER-4943P AND CITY OF LOS ANGELES, (LARR #25529)
   - D. USE THE FOLLOWING GUIDELINE FOR STUD SIZE AND SPACING OF NONBEARING INTERIOR PARTITIONS, (GYP. BD. FINISH ON BOTH SIDES), UNLESS NOTED OTHERWISE.

SIZE	MAX. PARTITION HT.: SPACING	MAX. PARTITION HT.: HEIGHT	MAX. PARTITION HT.: SPACING	MAX. PARTITION HT.: HEIGHT
362 S 125 - 18 (3 5/8" x 25 GA.)	16"	15'-4"	24"	13'-9"
362 S 125 - 33 (3 5/8" x 20 GA.)	16"	20'-8"	24"	18'-6"
600 S 125 - 33 (6" x 20 GA.)	16"	30'-10"	24"	27'-2"

6. CEILING JOISTS:
   - A. ALL METAL STUDS SHALL BE "WESTERN METAL" OR APPROVED EQUAL.
   - B. ALL STUDS SHALL CONFORM TO I.C.B.O. ER-4943P AND CITY OF LOS ANGELES, (LARR #25529)
   - C. STUD TRACKS SHALL BE UNPUNCHED STUDS OF SAME GA. AS STUD UNLESS NOTED OTHERWISE.

SIZE	MAX. SPAN: SPACING	MAX. SPAN	MAX. SPAN: SPACING	MAX. SPAN
362 S 125 - 18 (3 5/8" x 25 GA.)	16"	8'-9"	24"	7'-9"
362 S 125 - 33 (3 5/8" x 20 GA.)	16"	10'-7"	24"	9'-5"

SECURITY NOTES

1. LOCKS SHALL BE KEY OPERATED FROM THE OUTSIDE AND OPERATED FROM THE INSIDE BY A DEVICE NOT PROHIBITED BY CHAPTER 10 OF THE U.B.C.
2. DEAD BOLTS SHALL CONTAIN HARDENED INSERT OR EQUIVALENT.
3. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" W/ A 5/8" MIN. EMBEDMENT.
4. HOOK OR EXPANDING LUG DEAD BOLTS SHALL HAVE A MIN. THROW OF 3/4".
5. BOLTS OF LOCKS WHICH AUTOMATICALLY ACTIVATE 2 OR MORE DEAD BOLTS SHALL EMBED 1/2" MIN.

SUSPENDED CEILING SYSTEMS (LARR #22069)

1. ALL HANGER WIRES SHALL BE #12 GALV. WIRE AT 4'-0" O.C. EACH DIRECTION (EXCEPT AT LIGHT FIXTURES).
2. LATERAL SUPPORT SHALL BE PROVIDED BY FOUR WIRES OF MINIMUM #12 GAUGE SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF CROSS RUNNER AND TO STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. THESE LATERAL SUPPORT POINTS SHALL BE PLACED 12'-0" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4'-0" OF EACH WALL. VERTICAL STRUTS SHALL BE PROVIDED FROM THE STRUCTURE ABOVE TO THE MAIN RUNNERS AT ALL LATERAL SUPPORTS POINTS. STRUTS SHALL HAVE THE CAPACITY TO RESIST THE VERTICAL COMPONENTS INDUCED BY BRACING WIRES. PLACE STRUTS AT 12'-0" O.C. IN EACH DIRECTION WITH A STRUT POINT WITHIN 6'-0" OF EACH WALL.
3. ALLOWANCE SHALL BE MADE FOR LATERAL MOVEMENT SYSTEM. MAIN RUNNERS AND CROSS RUNNERS SHALL BE ATTACHED AT TWO ADJACENT WALLS WITHIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.
4. LIGHTING FIXTURES AND AIR DIFFUSERS SHALL BE SUPPORTED DIRECTLY BY WIRES TO THE STRUCTURE ABOVE, EXCEPT FOR THE FOLLOWING CONDITIONS:
   - A. RECESSED LIGHTING FIXTURES NOT OVER 36 POUNDS IN WEIGHT AND PENDENT HUNG FIXTURES NOT OVER 20 POUNDS IN WEIGHT, MAY BE SUSPENDED AND ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS.
   - B. AIR DIFFUSERS WHICH WEIGH NOT MORE THAN 20 POUNDS AND WHICH RECEIVE NO TRIBUTARY LOADING FROM DUCT WORK MAY BE POSITIVELY ATTACHED TO AND SUPPORTED BY THE CEILING RUNNERS.

GENERAL NOTES -

1. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS. ANY WORK OR MATERIALS NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THEREOF ARE IMPLIED AND ARE TO BE PROVIDED FOR AS IF SPECIFICALLY DESCRIBED.
2. ALL WORK SHALL CONFORM TO 2007 CALIFORNIA BUILDING CODE REQUIREMENTS AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
3. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE AND STUD WALLS UNLESS NOTED OTHERWISE.
4. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DRAWINGS. DO NOT SCALE DRAWINGS.
5. WHERE APPLICABLE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION OR ERRORS, THE CONT'R. SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTORS EXPENSE.
6. DIMENSIONS, DETAILS, NOTES AND/OR SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN LIKE SITUATIONS UNLESS NOTED OTHERWISE.
7. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THIS PROJECT.
8. WHENEVER AN ARTICLE, DEVICE OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE INSTALLATION.
9. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE ANY WORK IS BEGUN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK IN, ON OR ABOUT THE JOB SITE THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUB-CONTRACTORS.
11. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONS, SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
12. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
13. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE STRUCTURAL ENGINEER.
14. WHETHER OR NOT DETAILED ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL DESIGN/BUILD SYSTEMS. HE SHALL ALSO BE RESPONSIBLE THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.
16. ANY MODIFICATIONS TO THE BUILDING SHELL RESULTING FROM DESIGN/BUILD REQUIREMENTS SHALL BE REPORTED TO THE OWNER AND ARCHITECT ALONG WITH ANY REQUIRED COSTS OR SAVINGS PRIOR TO CONSTRUCTION. ANY MODIFICATIONS NOT REPORTED WILL BE THE CONTRACTORS RESPONSIBILITY COORDINATION, CODE CONFORMANCE AND COSTS.
17. SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL AS NECESSARY. NEITHER THE ARCHITECT'S REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS CALLED THE ARCHITECTS ATTENTION (IN WRITING) TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
18. INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CFR-1202 AND ALL LOCAL CODES AND ORDINANCES. GLASS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS. CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.
19. ALL MATERIALS AND FINISHES INDICATED ON PLANS SHALL BE NEW AND UNUSED, UNLESS NOTED OTHERWISE.
20. THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTION FOR THE PHYSICALLY HANDICAPPED PER C.A.C. TITLE 24 HANDICAPPED ACCESS REGULATIONS, AND THE APPLICABLE PORTIONS OF THE AMERICAN'S WITH DISABILITIES ACT.
21. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO " WITHEE MALCOLM ARCHITECTS ".
22. THE CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. DISCREPANCIES, IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF " WITHEE MALCOLM ARCHITECTS " FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
23. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL VERIFY WITH TENANT THE LOCATIONS OF ALL ELECTRICAL AND PLUMBING OUTLETS, AND ANY OTHER FEATURES UNIQUE TO THIS PROJECT. THE CONTRACTOR IS ADVISED TO MEET WITH THE TENANT OR HIS AGENT(S) ON THE JOB SITE TO ACCOMPLISH THE ABOVE VERIFICATION.
24. THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING AND RESTORING NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OF AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB SIGN. CONTRACTOR SHALL ALSO RETURN JOB SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.

DOOR NOTES

1. SEE PLAN AND/OR SCHEDULE FOR FIRE RATING OF DOORS AS REQUIRED.
2. CARPENTER TO UNDERCUT ALL OFFICE DOORS AS REQUIRED WHERE CARPET OCCURS.
3. INTERIOR DOOR FRAMES SHALL MATCH EXISTING AND BE FINISHED PER DOOR & FINISH SCHEDULES.

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sheet title **general notes**

sheet **CS-02**

BID SET ONLY

SANITARY FACILITY FIXTURES AND ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT. EXCEPT THAT 3" SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH. SEC 1115B.4.1.4

2. A CLEAR FLOOR SPACE 30" BY 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND TO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. A DOOR SWING SHALL NOT ENCROACH INTO THIS CLEAR SPACE. SEC 1115B.4.3.3

3. LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM DISTANCE OF 18" TO THE CENTERLINE OF THE FIXTURE. SEC 1115B.4.3.2

4. LAVATORIES THAT ARE DESIGNATED TO BE ACCESSIBLE SHALL BE MOUNTED WITH THE RIM OR COUNTER EDGE NO HIGHER THAN 34" ABOVE THE FINISHED APRON OR OUTSIDE BOTTOM EDGE OF THE LAVATORY OF 29", REDUCING TO 27" AT A POINT LOCATED 8" BACK FROM THE FRONT EDGE. KNEE CLEARANCE BELOW THE LAVATORY SHALL EXTEND A MINIMUM OF 30" IN WIDTH BY 17" IN DEPTH. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY. SEC 1115B.4.3.2

5. HOT WATER AND DRAINPIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. SEC 1115B.4.3.4

6. FAUCET CONTROLS AND OPERATING MECHANISMS ETC. SHALL BE OPERABLE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBF. LEVER- OPERATED, PUSH-TYPE, ELECTRONIC OR AUTOMATIC FLUSHING CONTROL TYPES ARE ACCEPTABLE AND PREFERABLE. SELF- CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC 1115B.4.3.1

7. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30" BY 48" IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. SEC 1115B.4.2.3

8. URINALS SHALL BE FLOOR MOUNTED OR WALL HUNG. WHERE ONE OR MORE WALL HUNG URINALS ARE PROVIDED, AT LEAST ONE WITH 14 RIM PROJECTING A MINIMUM OF 14" FROM THE WALL AND AT A MAXIMUM 17" ABOVE THE FLOOR SHALL BE PROVIDED. SEC 1115B.4.2.1

9. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS. SEC 1115B.4.1.5

10. WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. SEC 1115B.4.1.5 & 1115B.4.2.2

11. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERABLE MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5LBF. SEC 1115B.4.1.5 & 1115B.4.2.2

12. SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC 1115B.4.3.1

13. ALL MIRRORS LOCATED ABOVE ACCESSIBLE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. SEC 1115B.8.1.1

14. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, DISPENSERS, OTHER EQUIPMENT AND CONTROLS ARE PROVIDED AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, WITH THE HIGHEST OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FINISHED FLOOR AND SHALL COMPLY WITH SECTION 1117B.6, CONTROLS AND OPERATING MECHANISMS. SEC 1115B.8.3

15. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED. SEC 1115B.8.4

16. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON- ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED ON SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. SEC 1115B.3.1.6

SANITARY FACILITIES (GENERAL)

1. SANITARY FACILITIES THAT SERVE BUILDINGS, FACILITIES OR PORTIONS OF BUILDINGS OR FACILITIES SHALL BE PROVIDED TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES ARE REQUIRED TO BE ACCESSIBLE. SEC 1115B.1

2. DOORWAYS LEADING INTO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. SEC 1115B.6

3. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. SEC 1115B.6

4. GEOMETRIC (CIRCLE & TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND THE CONTRAST OF THE DOOR. SEC 1115B.6

5. REFER TO THE ARCHITECTURAL DRAWINGS FOR PHYSICAL REQUIREMENTS PERTAINING TO THE HANDICAPPED ACCESS TO TOILET ROOMS.

MULTIPLE ACCOMMODATION SANITARY FACILITIES

MULTIPLE ACCOMMODATION SANITARY FACILITY IS DEFINED AS " A ROOM THAT HAS MORE THAN ONE SANITARY FIXTURE, IS INTENDED FOR THE USE OF MORE THAN ONE PERSON AT A TIME, AND WHICH USUALLY IS PROVIDED WITH PRIVACY COMPARTMENTS OR SCREENS SHIELDING SOME FIXTURES FROM VIEW. A BATHROOM SERVING A HOTEL GUEST ROOM AND A PRIVATE TOILET IN SMALL OFFICES, STORES AND SIMILAR LOCATION ARE NOT INCLUDED IN THIS CATEGORY ".
CBC FIG. 38

1. A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR A CLEAR SPACE 56" BY 65" IN SIZE SHALL BE PROVIDED FOR WHEELCHAIR MANEUVERING. DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE. DOORS, OTHER THAN THE DOOR TO THE ACCESSIBLE TOILET COMPARTMENT, IN ANY POSITION MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12". SEC 1115B.3.1.1

2. A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. SEC 1115B.4.1.1

3. A MINIMUM OF 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR AND A MINIMUM 60" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS A DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. SEC 1115B.3.1.4.2 & 1115B.3.1.4.3

4. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END AND 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. SEC 1115B.3.1.4.4

5. WHEN STANDARD COMPARTMENT DOORS ARE USED, WITH A MINIMUM 9" CLEARANCE FOR FOOTRESTS UNDERNEATH AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE, AS SPECIFIED IN SECTION 1004.9.2.2 IS NOT REQUIRED. (1115B.7.1.4)

6. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. SEC 1115B.3.1.4.5

7. EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN 48" AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOOR IN ITS CLOSED POSITION. SEC 1115B.3.1.4.9

8. WHERE SIX OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM, IN ADDITION TO THE STANDARD ACCESSIBLE STALL REQUIRED ABOVE, AT LEAST ONE ADDITIONAL STALL SHALL BE 36" WIDE WITH AN OUTWARD SWINGING SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH SECTIONS 1115B.8.4. SEC 1115B.3.1.9

GRAB BARS

1. GRAB BARS TO BE LOCATED ON EACH SIDE OR ON ONE SIDE AND BACK OF WATER CLOSET. SEC 1115B.4.1.3

   A. GRAB BARS TO BE 33" ABOVE AND PARALLEL TO THE FLOOR. SEC 1115B.4.1.3.1 & 1115B.4.1.3.2.

   B. SIDE GRAB BARS TO BE MIN. 42" LONG AND PROJECT 24" IN FRONT OF WATER CLOSET STOOL. GRAB BAR BAR AT BACK TO BE 36" LONG. SEC 1115B.4.1.3.1 & 1115B.4.1.3.2.

   C. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2". SEC 1115B.7.1

   D. THE STRUCTURAL STRENGTH OF THE GRAB BARS, TUB, AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS: SEC 1115B.7.2

      1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. SEC 1115B.7.2.1

      2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. SEC 1115B.7.2.2

      3. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOCABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD. SEC 1115B.7.2.3

      4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT FORCE OF A 250 LB POINT LOAD PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250 LB LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE. SEC 1115B.7.2.4

      5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. SEC 1115B.7.2.5

   E. A GRAB BAR AND ANY WALL OR OTHER SURFACES ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". SEC 1115B.7.3

DOORS AND HARDWARE:

1. HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 30" TO 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER OR PUSH-PULL TYPE HARDWARE. SEC 1133B.2.5.2

2. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE FOR OPENING BY WHEELCHAIR FOOT REST. SEC 1133B.2.6

3. THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR SHALL COMPLY WITH THIS SECTION. PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE.

   1. REQUIRED FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE ADMINISTRATIVE AUTHORITY NOT TO EXCEED 15 lbf.

   2. OTHER THAN FIRE DOORS, INTERIOR DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 lbf.

   3. OTHER THAN REQUIRED FIRE DOORS, EXTERIOR DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 lbf. SEC 1133B.2.5

4. ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" WIDE BY 80" HIGH CLEAR OPENING WITH THE DOOR AT 90 DEGREES TO THE CLOSED POSITION. SEC 1133B.2.2

5. ONE DOOR OF A PAIR OF DOORS SHALL MEET THE MINIMUM WIDTH REQUIREMENTS. SEC 1133B.2.3.1

6. THE FLOOR OR LANDING SHALL NOT BE MORE THEN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGE IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. SEC 1133B.2.4.1

DRINKING FOUNTAINS

1. IN NEW CONSTRUCTION, WHERE ONLY ONE DRINKING FOUNTAIN AREA IS PROVIDED ON A FLOOR, THERE SHALL BE A DRINKING FOUNTAIN WHICH IS ACCESSIBLE TO INDIVIDUALS WHO USE WHEELCHAIRS IN ACCORDANCE WITH PLUMBING CODE 5-307.0 AND ONE ACCESSIBLE TO THOSE WHO HAVE DIFFICULTY BENDING OR STOOPING. THIS CAN BE ACCOMMODATED BY THE USE OF A LOW FOUNTAIN OR BY SUCH OTHER MEANS AS WOULD ACHIEVE THE REQUIRED ACCESSIBILITY FOR EACH GROUP ON EACH FLOOR. SEC 1115B.4.6.1

2. WHERE WATER FOUNTAINS ARE PROVIDED, THEY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS. SEC 1115B.4.6

3. DRINKING FOUNTAINS SHALL BE LOCATED COMPLETELY WITHIN ALCOVES OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE ALCOVES IN WHICH THE WATER FOUNTAIN IS LOCATED SHALL NOT BE LESS THAN 32" IN WIDTH AND 18" IN DEPTH. SEC 1115B.4.6.3

4. THE DRINKING FOUNTAIN SHALL BE A MINIMUM OF 18 INCHES IN DEPTH AND THERE SHALL BE CLEAR AND UNOBSTRUCTED KNEE SPACE UNDER THE DRINKING FOUNTAIN NOT LESS THAN 27- INCHES IN HEIGHT AND 8 INCHES IN DEPTH. THE DEPTH MEASUREMENT BEING TAKEN FROM THE FRONT EDGE OF THE FOUNTAIN. SEC 1115B.4.6.2

5. THE BUBBLER OUTLET ORIFICE SHALL BE LOCATED WITHIN 6" OF THE FRONT EDGE OF THE DRINKING FOUNTAIN AND WITHIN 36" OF THE FLOOR. THE WATER STREAM FROM THE BUBBLER SHALL BE SUBSTANTIALLY PURALLEL TO THE FRONT EDGE OF THE DRINKING FOUNTAIN. SEC 1115B.4.6.4

6. THERE SHALL BE TOE CLEARANCE OF 9" IN HEIGHT ABOVE THE FLOOR AND 17" IN DEPTH FROM THE FRONT EDGE OF THE FOUNTAIN. SEC 1115B.4.6.2

7. A SIDE APPROACH DRINKING FOUNTAIN IS NOT ACCEPTABLE. SEC 1115B.4.6.2

8. THE DRINKING FOUNTAIN BUBBLER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM NOT REQUIRING A FORCE GREATER THAN 5 LBF. THAT IS LOCATED WITHIN 6" OF THE FRONT EDGE OF THE FOUNTAIN OR AN ELECTRICALLY CONTROLLED DEVICE (PREFERABLY). SEC 1115B.4.6.4

CONTROLS AND OPERATING MECHANISMS

1. CONTROLS AND OPERATING MECHANISMS REQUIRED TO BE ACCESSIBLE BY SECTION 109.1 SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1117B.6. SEC 1117B.6.1

2. CLEAR FLOOR SPACE COMPLYING WITH SECTION 1118B.4 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT. SEC 1117B.6.2

3. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 9" IF SIDE APPROACHED. SEC 1117B.6.3

4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED ACTIVATE CONTROLS SHALL BE NO GRATER THAN 5 POUNDS OF FORCE. SEC 1117B.6.4

5. NON-COMMERCIAL KITCHEN AND COUNTER BAR SINKS LOCATED IN COMMON USE AREAS SHALL HAVE FAUCET CONTROLS AND OPERATING MECHANISMS OPERABLE WITH ONE HAND IN ACCORDANCE WITH SECTION 1118B AND SHALL NOT REQUIRE GRASPING , PINCHING TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 PLF. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC 1509.3

6. SPACES FOR VENDING MACHINES AND OTHER EQUIPMENT SHALL COMPLY WITH SECTION 1118B AND SHALL BE LOCATED ON AN ACCESSIBLE ROUTE COMPLYING WITH SECTION 1114B.1.2 CONTROLS FOR VENDING MACHINES AND OTHER EQUIPMENT SHALL COMPLY WITH SECTION 1117B.6, CONTROLS AND OPERATING MECHANISMS. SEC 1126B

ELECTRICAL REQUIREMENTS:

1. THE CENTER OF JUNCTION BOXES FOR RECEPTACLE OUTLETS SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION MEETING THE CLEARANCES AND REACH RANGE REQUIREMENTS OF SEC 1117B.6.3

2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE 48 INCHES ABOVE THE FLOOR OR WORKING PLATFORM. SEC 1117B.6.5.1

3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.

4. THE INSTALLATION OF FIRE ALARM EQUIPMENT AND SYSTEM IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA ELECTRICAL CODE.

5. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

job no.	A9041-S
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
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Tenant Improvements / Accessibility Upgrades for ;
CITY OF TORRANCE
SOUTHEAST TORRANCE BRANCH
23115 Arlington Avenue, Torrance, CA 90501

OWNER : City of Torrance, Department of General Services
3350 Civic Center Drive, Torrance, CA 90503

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sheet title **general notes**

sheet **CS-03**

BID SET ONLY

keynotes

18. PROVIDE NEW ACCESSIBLE SITE SIGNAGE. SEE 4 & 5/A8-01.
19. EXTEND EXISTING LANDSCAPING (AND IRRIGATION, IF REQUIRED) INTO THIS AREA - WHERE DEMOLITION OCCURRED.
20. EXISTING CONCRETE WHEEL STOP TO REMAIN.
21. REMOVE EXISTING CONC. WHEEL STOP. SAVE FOR POSSIBLE REUSE. (IF IN GOOD CONDITION THEN REUSE, IF NOT THEN PROVIDE FOR NEW). (V.I.F.)
22. REMOVE EXISTING CONC. CURB.
23. REMOVE PORTION OF EXISTING LANDSCAPING AND PREPARE TO RECEIVE NEW AC PAVING AND CONC. CURB.
24. CONTRACTOR TO REMOVE AND TEMPORARILY RELOCATE EXISTING BOOK RETURN BOX (TO BE DETERMINED). SEE SITE PLAN FOR NEW LOCATION.
25. REMOVE EXISTING IRRIGATION VALVE.
26. PATCH & REPAIR EXISTING ROOF DRAIN LINE AS NECESSARY WHERE DEMOLITION OF CONC. WALK OCCURS, PRIOR TO POUR/INSTALLATION OF NEW CONC. WALK AND CURB.
27. RELOCATED EXISTING IRRIGATION VALVE.
28. SEE ALTERNATE #1.
29. RELOCATED EXISTING CONC. WHEEL STOP OR NEW WHEEL STOP. (V.I.F.)
30. NEW CONC. STEP.
31. LINE OF EXISTING CONC. CONTROL JOINT, FIELD VERIFY.
32. RELOCATED BOOK RETURN BOX BY OWNER.

1. EXISTING CONCRETE CURB TO REMAIN.
2. EXISTING PARKING STRIPING TO REMAIN.
3. EXISTING LANDSCAPING TO REMAIN.
4. EXISTING A.C. PAVING TO REMAIN.
5. EXISTING CONCRETE WALK TO REMAIN.
6. BLACK OUT EXISTING PARKING STRIPING. SEE SITE PLAN FOR NEW STRIPING IN THIS AREA.
7. HATCHED AREA INDICATES TO REMOVE EXISTING CONCRETE WALK.
8. REMOVE EXISTING BIKE RACK. SAVE FOR REUSE.
9. NEW PARKING STRIPING PER CITY OF TORRANCE STANDARD. SEE 2/A8-01.
10. PROVIDE NEW ACCESSIBLE CONCRETE WALK (MAX. SLOPE 1:20 AND MAX. 1/4" PER FOOT CROSS SLOPE). SEE 13/A8-01.
11. REMOVE EXISTING CONCRETE STEPS.
12. RELOCATE BIKE RACK TO THIS LOCATION. ATTACH TO A.C. PAVING.
13. PATCH AND REPAIR EXISTING PLANTER WHERE DEMOLITION OCCURRED.
14. REMOVE BUILT UP CONCRETE RAMP THAT EXTENDS INTO A.C. PAVING AND WITHIN THE EXISTING LANDSCAPING.
15. PATCH AND REPAIR A.C. PAVING WHERE EXISTING BUILT UP RAMP WAS REMOVED.
16. PROVIDE NEW CONCRETE CURB TO MATCH AND ALIGN WITH EXISTING.
17. PATCH AND REPAIR FACE OF EXISTING EXPOSED AGGREGATE BLOCK WHERE CONCRETE STEP WAS REMOVED.

site plan notes

1. WHERE EXISTING CONDITIONS (CURBS, A.C. PAVING, FENCING, LANDSCAPING, UTILITIES, ETC.) ARE DAMAGED DUE TO DEMOLITION OR NEW CONSTRUCTION, THAT AREA SHALL BE REPAIRED TO MATCH EXISTING.
2. CONTRACTOR SHALL PROVIDE SITE RECORD DOCUMENTS (MECH., ELEC., FIRE AND ANY OTHER IDENTIFIABLE UTILITY) TO OWNER AT JOB COMPLETION & PRIOR TO APPLICATION FOR PAYMENT. DOCUMENTS SHALL REFLECT ACCURATE LOCATIONS AND DEPTHS FOR ALL UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING (OR REPLACING, IF MORE ECONOMICAL) ANY IRRIGATION, UNDERGROUND CONDUIT, SEWER, DOMESTIC WATER, ETC. THAT IS DAMAGED OR REQUIRED TO BE MODIFIED AS A PART OF CONSTRUCTION. THE CONTRACTOR SHALL SURVEY THE EXISTING SITE FOR ANY POTENTIAL CONFLICTS.
4. PATCH & REPAIR ASPHALT WHERE CONCRETE WHEEL STOPS HAVE BEEN REMOVED.

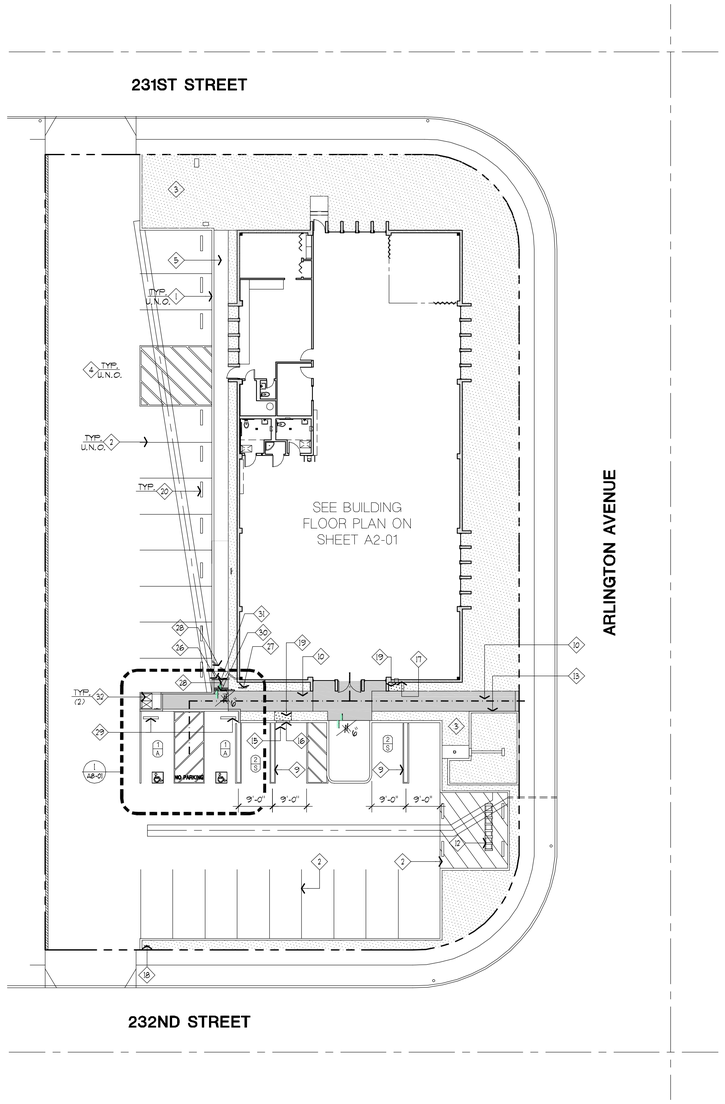
4 / 6 — INDICATES QUANTITY OF PARKING SPACES
'S' INDICATES A STANDARD PARKING SPACE (8'-6" X 19'-0" MIN.)
'A' INDICATES AN ACCESSIBLE PARKING SPACE (9'-0" X 18'-0" MIN.)
'V' INDICATES A VAN ACCESSIBLE PARKING SPACE (9'-0" X 18'-0" MIN.)

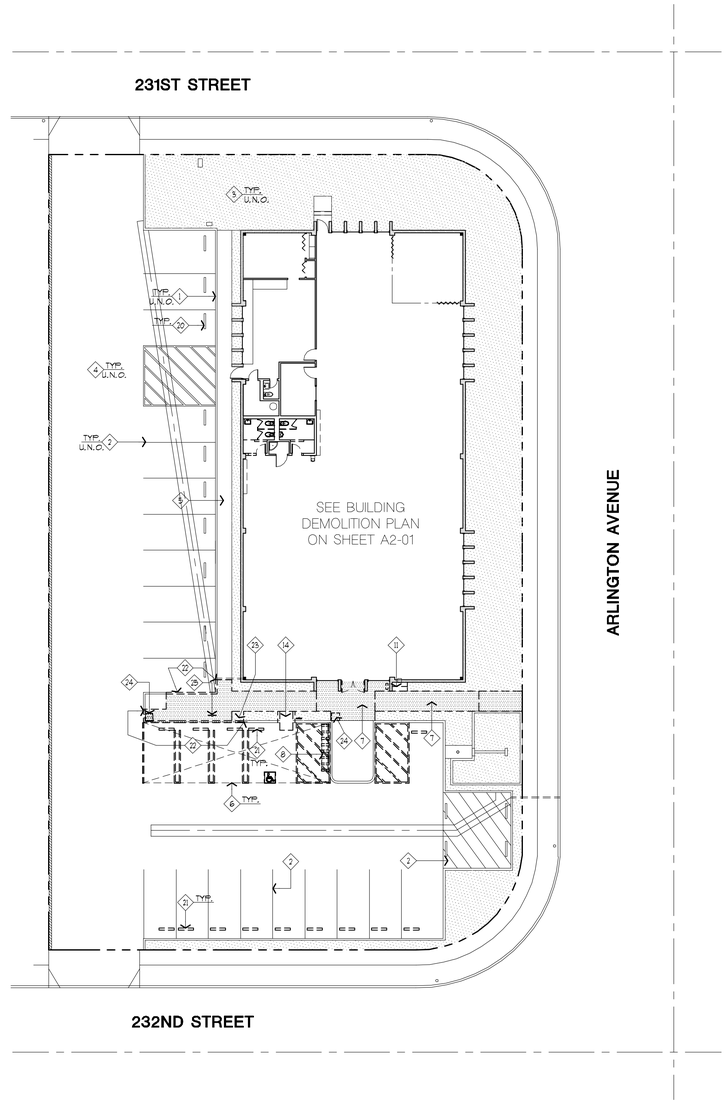
— · — · — INDICATES ACCESSIBLE PATH OF TRAVEL

demolition site plan notes

1. SAVE ALL LIGHTS, UTILITY BOXES, COVERS, VENTS, ETC. FOR REUSE. RETURN UNUSED ITEMS TO OWNER FOR DISPOSITION.
2. WHERE UTILITIES, SIGNS, ETC. ARE REUSED, THEY ARE TO BE CLEANED, REPAIRED/REPLACED AS NECESSARY TO APPEAR AS EXISTING. REUSED LIGHT FIXTURES AND POLES ARE TO BE CLEANED AND REPAIRED TO APPEAR AS EXISTING WITH NEW BULBS IN ALL REUSED FIXTURES.
3. SEE ADDITIONAL DEMOLITION NOTES ON SHEET A2-01.

ALTERNATE #1: CONTRACTOR TO PROVIDE ALTERNATE PRICING TO REMOVE EXISTING ROOF DRAIN AND PORTION OF EXISTING CONCRETE WALK, REDIRECT ROOF DRAIN LINE, PROVIDE NEW 6'-0" LONG ACCESSIBLE CONCRETE RAMP, AND PATCH/REPAIR EXISTING CONCRETE WALK/CURB AS NECESSARY TO MATCH EXISTING. SEE 9/A8-01.





site plan
SCALE: 1/16"=1'-0"
2

demolition plan
SCALE: 1/16"=1'-0"
1

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

scale: 1/16" = 1'-0"
0 16 32 48 64

NORTH

job no.	A9041-S
drawn	
submittal	
Plan Check Submittal	04.27.2010
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Tenant Improvements / Accessibility Upgrades for :
CITY OF TORRANCE LIBRARY
SOUTHEAST TORRANCE BRANCH
23115 Arlington Avenue, Torrance, CA 90501

OWNER : City of Torrance, Department of General Services
3350 Civic Center Drive, Torrance, CA 90503

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sheet title: **site plan - demolition & proposed**

sheet: **A1-01**

BID SET ONLY

keynotes

1. EXISTING EXTERIOR MASONRY WALLS TO REMAIN.
2. EXISTING EXTERIOR GLAZING TO REMAIN.
3. EXISTING 2x4 STUD WALLS TO REMAIN.
4. EXISTING DOOR FRAME AND HARDWARE TO REMAIN.
5. REMOVE EXISTING DOOR, FRAME, TRIMS AND HARDWARE.
6. REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW DOOR, SEE DOOR SCHEDULE.
7. REMOVE ALL PLUMBING FIXTURES, FLOOR / WALL FINISHES, MORTAR BED, LIGHT FIXTURES, AND RESTROOM ACCESSORIES THROUGHOUT THIS EXISTING RESTROOM.
8. EXISTING ROOF HATCH ABOVE
9. EXISTING FINISHES ARE TO REMAIN AT THIS AREA
10. REMOVE THE EXISTING STOREFRONT DOORS AND HARDWARE. EXISTING FRAME IS TO REMAIN.
11. EXISTING WALL MOUNTED ELECTRICAL WATER COOLER TO REMAIN.
12. NEW PREFABRICATED 1½"ø STAINLESS STEEL PIPE RAILS. DO NOT FASTEN THIS RAIL TO THE EXISTING SHELVING. RETURN THIS END BACK TO THE FLOOR AND FASTEN TO EXISTING CONCRETE SLAB.
13. EXISTING STAINLESS STEEL BACK SPLASH TO REMAIN.
14. PROVIDE ACCESSIBLE ENTRANCE SIGNAGE. SEE DETAIL 10/A8-02.
15. DASHED LINES INDICATES NEW SLOPED FLOOR.
16. REMOVE EXISTING GYP. BD. AND INSULATION AS REQUIRED TO ACCOMMODATE NEW 14" x 3 ½" DUCT. SEE 2 & 3/AT-01.

floor plan notes

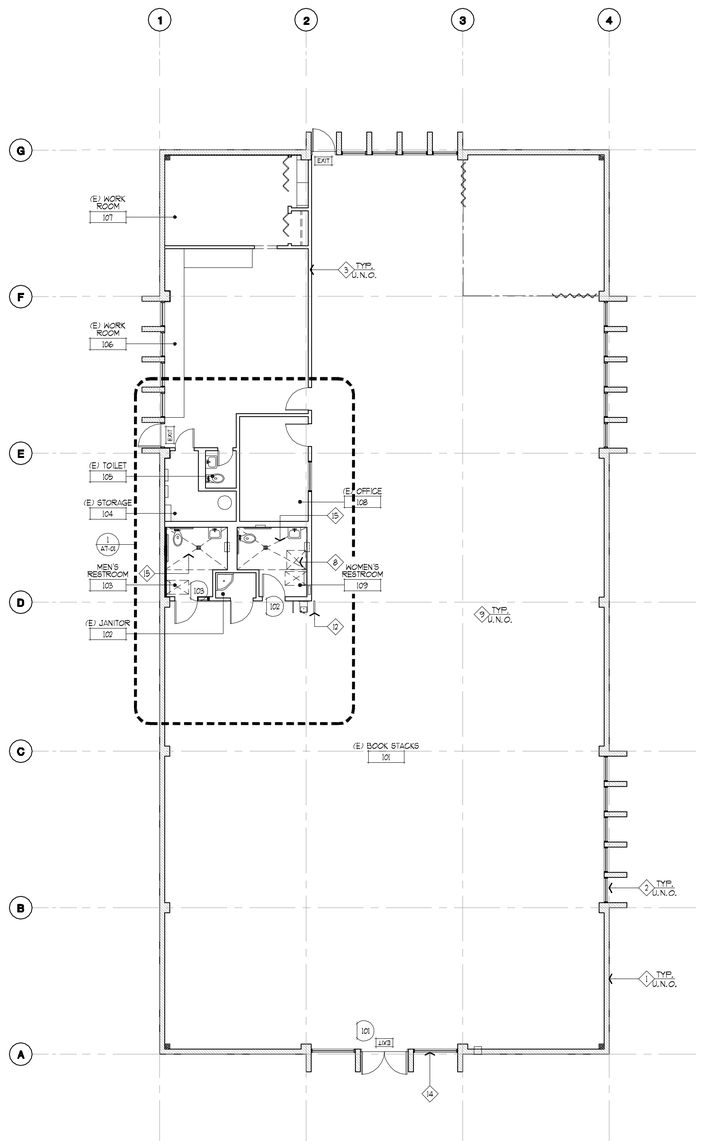
1. FOR TYPICAL METAL STUD DETAILS AND CONNECTIONS REFER TO DETAIL 4/A8-02.
2. TYPE, FINISH, AND HEIGHT OF ALL INTERIOR WINDOW FRAMES TO MATCH DOOR FRAMES AND EXISTING.
3. EXIT INDICATES AN EXISTING EXIT SIGN AND NEW EXIT INDICATES A NEW EXIT SIGN TO MATCH EXISTING. EXIT SIGNS AND DIRECTIONAL EXIT SIGNS SHALL HAVE MIN. 6" H x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIT SO THEY ARE CLEARLY VISIBLE. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH CHAPTER 10 OF THE CBC. ANY REPLACEMENT EXIT SIGNS ARE TO MATCH EXISTING.
4. ADJUST ALL NEW AND EXISTING DOOR CLOSERS TO REMAIN NOT TO EXCEED A.D.A. MAXIMUM OPERATING FORCES WHERE APPLIES, WITHIN AREA OF WORK.
5. PROVIDE VENTILATION IN ACCORDANCE WITH CHAPTER 12 OF THE CALIFORNIA BUILDING CODE, 2007 EDITION.
6. GLAZING WITHIN 24" ARC OF A SWING DOOR OR 18" FROM FLOOR SHALL COMPLY WITH SECTION 2406 OF THE CALIFORNIA BUILDING CODE AND BE TEMPERED.
7. FOR PATCHES TO EXISTING CONCRETE SLAB FROM PLUMBING OR OTHER TRENCHES - SEE 11/A8-02. FINISH TO MATCH EXISTING.
8. PATCH ANY EXISTING WALLS TO REMAIN THAT NEED REPAIR AND PREPARE FOR NEW PAINT, WITHIN THE AREA OF WORK.
9. ALL GYPSUM BOARD EDGES SHALL BE BLOCKED WHERE IT DOES NOT FALL ON A FRAMING MEMBER.
10. PATCH AND REPAIR WALLS WHERE SWITCHES, OUTLETS, CARD READERS, THERMOSTATS, ETC. WERE REMOVED.
11. ALL ROOF WORK SHOULD BE PERFORMED BY A CERTIFIED/LICENSED ROOFING CONTRACTOR AND FOLLOW MANUFACTURER'S (GAF OR TO MATCH EXISTING) RECOMMENDATIONS.

demolition notes

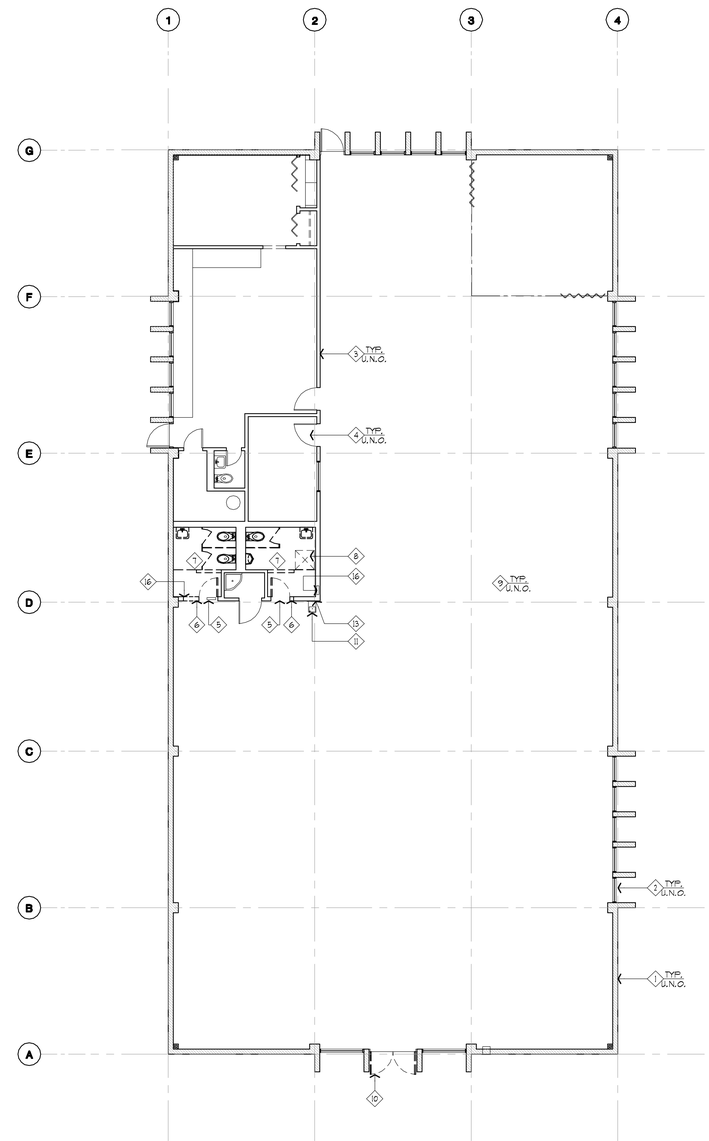
1. REMOVE EXISTING FLOOR COVERING (CARPET, VCT, SHEET VINYL, & RELATED BASE) ONLY WHERE INDICATED ON PLAN. SAVE EXISTING CARPET FOR REUSE IN PATCHING. SEE FLOOR PLAN FOR LOCATIONS.
2. WHERE EXISTING WALLS, CEILINGS, ETC. ARE DAMAGED DUE TO DEMOLITION OR NEW CONSTRUCTION, THAT AREA SHALL BE REPAIRED TO MATCH EXISTING.
3. REMOVE ALL UNUSED OR ABANDONED DATA, ELECTRICAL OUTLETS, CONDUITS, J-BOXES, PANELS, & SWITCHES IN AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. PRESERVE ITEMS WHICH WILL REMAIN IN SERVICE. SEE ELECTRICAL PLANS.
4. REMOVE ANY NON ACCESSIBLE DOOR HARDWARE AND REPLACE. WITH LEVER TYPE WITHIN THE AREA OF WORK.
5. REMOVE ANY UNNECESSARY THERMOSTATS AND PATCH WALLS. RELOCATE AS NECESSARY WITHIN THE AREA OF WORK. SEE MECHANICAL PLANS.
6. REMOVE ANY UNNECESSARY OR ABANDONED DUCTWORK WITHIN THE AFFECTED PORTIONS OF NEW CONSTRUCTION. PATCH WALLS. SEE MECHANICAL PLANS.
7. ALL FINISHES AND ACCESSORIES ARE TO REMAIN IN THE EXISTING RESTROOMS, U.N.O.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOBSITE AND BEING AWARE OF ALL ITEMS TO BE DEMOLISHED AND REMOVED INCLUDING, BUT NOT LIMITED TO PLUMBING FIXTURES, CONDUIT, MILLWORK AND FLOOR FINISHES, WHETHER SPECIFICALLY INDICATED OR NOT.
9. THE CONTRACTOR IS TO PATCH ALL DEMOLISHED ELECTRICAL AND DATA OUTLETS IN EXISTING WALLS TO REMAIN. TAPE/SAND & PREPARE TO RECEIVE FINISHES AS SCHEDULED.
10. DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION, CONTRACTOR SHALL MAKE ALL EFFORTS TO PROTECT EXISTING CONSTRUCTION AND FINISHES INCLUDING ADJACENT OFFICE AREAS, ELEVATOR CABS, TOILETS AND PUBLIC CORRIDORS.

wall legend

- EXISTING WALL / PARTITION TO REMAIN
- EXISTING WALL / PARTITION TO BE REMOVED
- EXISTING EXTERIOR MASONRY WALL TO REMAIN
- NEW WALL FURRING : 250 S 125 - 18 (2-1/2" X 25 GA) METAL STUD FURRING @ 24" O.C. (MAX. HEIGHT 11'-10") W/ 5/8" GYP. BD. ONE SIDE AND R-13 INSULATION ON EXISTING MASONRY WALL. EXTEND TO UNDERSIDE OF EXISTING GYP. BD. CEILING ABOVE. (1 A8-02) (2 A8-02)
- NEW FULL HEIGHT METAL STUD : 362 S 125 - 33 (3 5/8" X 20 GA) METAL STUDS @ 16" O.C. (MAX HEIGHT 20'-8") WITH 5/8" GYP. BD. EACH SIDE. EXTEND METAL STUDS AND GYP. BD. TO UNDERSIDE OF EXISTING SUSPENDED CEILING ABOVE. (2 A8-02) (3 A8-02)



proposed plan
SCALE: 1/8"=1'-0"
2



demolition plan
SCALE: 1/8"=1'-0"
1

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

scale: 1/8" = 1'-0"
0 8 16 24 32

NORTH

job no.	A9041-S
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
Issue For Bid	06.00.2013
revision	

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WITHEE MALCOLM ARCHITECTS, LLP
2251 W. 190th Street
Torrance, Ca 90504
t. 310.217.8885
f. 310.217.0425

sheet title **floor plan - demolition & proposed**

sheet **A2-01**

BID SET ONLY

keynotes

1. EXISTING CEILING AND LIGHT FIXTURES ARE TO REMAIN IN THIS AREA.
2. EXISTING FINISHES ARE TO REMAIN IN THIS AREA.
3. PATCH AND REPAIR DAMAGE TO CEILING WHERE WALLS WERE REMOVED.
4. PATCH, REPAIR & PAINT EXISTING WALL WHERE DOOR TRIMS WERE REMOVED.

finish plan notes

1. CARPET AND VINYL TILE INSTALLATION SHALL INCLUDE ANY PREPARATION NECESSARY TO PROVIDE A LEVEL AND SMOOTH SURFACE FREE OF DIRT, PAINT, OIL OR OTHER FOREIGN MATTER & ALLOWING INSTALLATION PER MANUFACTURERS SPECIFICATION.
2. ALL PAINT SHALL BE APPLIED OVER SMOOTH SANDED PRIMERED SURFACE WITH REQUIRED TWO COATS TO COVER COMPLETELY AND EVENLY. (TWO COATS MIN. AT DISCRETION OF ARCHITECT).
3. PRIME AND PAINT ALL ACCESS DOORS, WALL DIFFUSERS, ETC. IN FINISHED WALL SURFACES TO MATCH ADJACENT SURFACE. PAINT SHALL BE APPLIED PRIOR TO ATTACHMENT TO FINISHED WALL SURFACE.
4. CARPET INSTALLER TO SEAM SEAL ALL CARPET SEAMS.
5. SUBMIT SAMPLES OF ALL FINISHES FOR ARCHITECT'S REVIEW PRIOR TO PROCEEDING, ALLOWING TIME FOR SUBMITTAL REVIEW AND FOR RESUBMITTALS AS REQUIRED:
   PAINT: (3) 8 1/2" X 11" BRUSHOUT SAMPLES OF ACTUAL FINISH
   FLOORING: (3) SAMPLES OF EACH MATERIAL TO BE USED
6. RESURFACE, SCAR PATCH, AND/OR SKIM COAT EXISTING WALLS AS NECESSARY TO RECEIVE NEW PAINT OR WALLCOVERING.
7. WHERE PATCHING OCCURS, SURFACE TEXTURE OF PATCH SHALL BE FLUSH WITH AND MATCH THE ADJACENT SURFACE TEXTURE.
8. PAINT SHALL BE LATEX ENAMEL, EGGSHELL FINISH AT ALL OFFICE, CORRIDOR, & LOBBY AREAS AND SEMI-GLOSS AT ALL RESTROOMS, LUNCHROOMS, COFFEE ROOMS, JANITOR ROOMS, STORAGE ROOMS, DOOR FRAMES, WINDOW FRAMES, & PAINTED DOORS. CONTRACTOR SHALL VERIFY SHEEN TO MATCH EXISTING.
9. ALL ROOMS BEYOND SCOPE OF WORK SHALL HAVE EXISTING FINISHES TO REMAIN, U.N.O..
10. FLOAT ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATION. NOTIFY OWNER & ARCHITECT OF VARIANCE PRIOR TO FLOATING FLOOR.
11. WHERE NEW PAINT, FLOORING, WALL BASE, ETC. IS REQUIRED, PROVIDE NEW TO MATCH EXISTING, U.N.O.
12. CONTRACTOR SHALL PAINT ALL NEW WALLS & ANY OTHERS AFFECTED BY WORK, REPLACE FLOORING OR WALL BASE WHERE DAMAGED DUE TO CONSTRUCTION.
12. PAINT ALL NEW DOORS AND FRAMES TO MATCH EXISTING.

finish symbols

WALL FINISH MATERIAL

FLOOR FINISH MATERIAL

BASE FINISH MATERIAL

ITEM FINISH MATERIAL

finish legend

FLOORS:

CT-1	CERAMIC TILE	DALTILE MOSAICS, 2" X 2", UNPOLISHED STYLE : KEYSTONE COLOR : D050 MOTTLED MEDIUM BROWN. (PRICE GROUP 1) (W/ G-1 GROUT)
C-1	CARPET TILE	BENTLEY PRINCE STREET - (USE CITY ATTIC STOCK WHERE EVER POSSIBLE) STYLE: PRESENT-TILE. 4PR060ABOA NEXSTEP CUSHION COLOR: TRICOLOR:4OR232 FIBER: INVISTA 6,6 CF NYLON
SV-1	SHEET VINYL	ARMSTRONG - WITH 6" H. SELF COVING BASE STYLE : MEDINTECH COLOR : 86432 PUMICE STONE

WALLS:

P-1	PAINT	DUNN EDWARDS COLOR: PEARL WHITE
P-2	PAINT	DUNN EDWARDS, SEMI-GLOSS FINISH COLOR: TO MATCH EXISTING DOORS
CT-2	CERAMIC TILE	DALTILE GLAZED WALL TILE (4-1/4" X 4-1/4") COLOR: G160 CORNSILK (PRICE GROUP 1) PROVIDE WITH COVED BASE (W/ G-2 GROUT)

BASES:

B-1	RUBBER BASE	BURKE, VINYL WALL BASE - 4"H COVED, USE CONTINUOUS ROLLS. COLOR: 502 BROWN

GROUT:

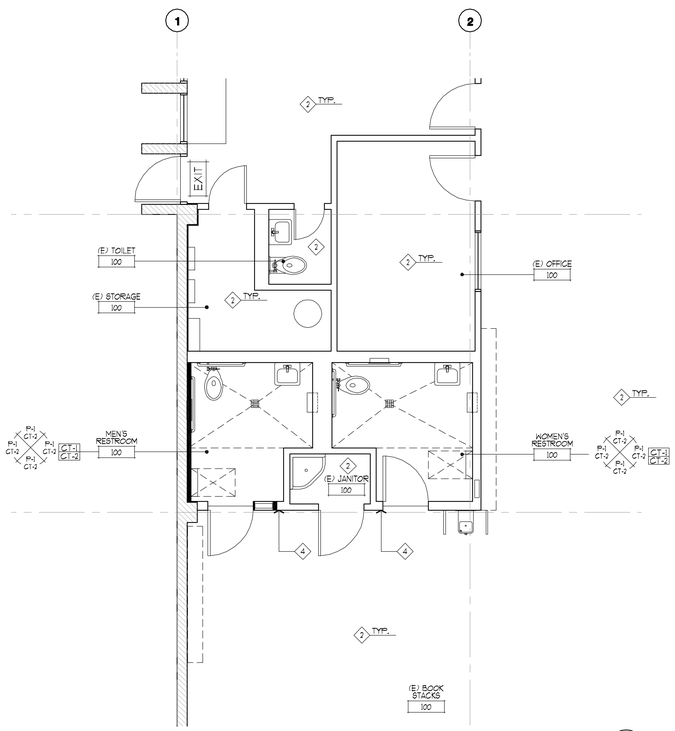
G-1	FLOOR GROUT	CUSTOM BUILDING PRODUCTS POLYBLEND, SANDED GROUT-SEALED COLOR : 145 LIGHT SMOKE
G-2	WALL GROUT	CUSTOM BUILDING PRODUCTS COLOR : #17 BUTTER CREAM

reflected ceiling plan notes

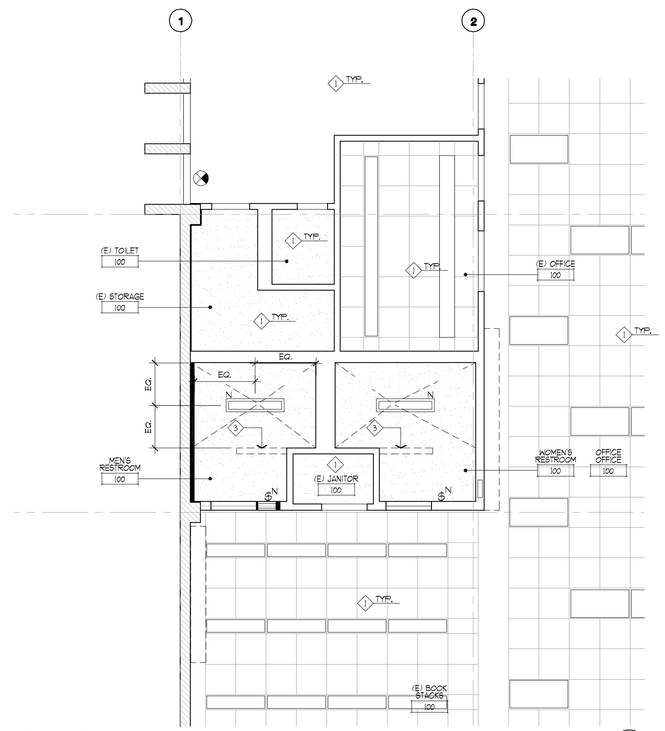
1. ALL LIGHT FIXTURES, SWITCHES, THERMOSTATS, ETC. ARE TO CONFORM WITH TITLE 24 ENERGY CONSERVATION CODE & A.D.A.
2. CONDUIT MUST BE A MINIMUM OF 7-1/2" CLEAR ABOVE THE CEILING GRID & BE COORDINATED W/ NEW DUCTS & SPRINKLERS.
3. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS WITH LIGHT FIXTURE LOCATIONS & HVAC DUCTWORK PRIOR TO ORDERING FIXTURES OR INSTALLATION OF CEILING GRID.
4. PROVIDE EMERGENCY LIGHTING PER CODE.
5. LIGHT SWITCH CONTROLS IN OPEN AND PRIVATE OFFICE AREAS WILL BE BY MOTION SENSOR TO MATCH EXISTING. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND TYPE SPECIFICATION.
6. ALL SUSPENDED CEILINGS ARE TO BE INSTALLED AT THE ELEVATION TO MATCH THE EXISTING ADJACENT CEILING.
7. PATCH AND REPAIR WALLS WHERE SWITCHES WERE REMOVED.
8. ALL LIGHTING CONTROLS SHOWN SHALL BE MOUNTED AT +3'-6" HEIGHT TO CENTERLINE UNLESS OTHERWISE NOTED. WHERE MORE THAN ONE CONTROL IS SHOWN AT A GIVEN LOCATION, CONTROLS SHALL BE GANGED TOGETHER AND COVERED BY A SINGLE BUILDING STANDARD COVERPLATE.
9. LIGHT CONTROLS INDICATED NEW AS SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED WITH A SINGLE COVER PLATE. COLOR TO BE BUILDING STANDARD. LIGHT CONTROLS SHALL CONFORM TO TITLE 24 REQUIREMENTS.
10. LIGHT CONTROL LOCATIONS ARE SHOWN SCHEMATICALLY AND MAY NOT INDICATE ACTUAL NUMBER OF SWITCHES REQUIRED. CONTRACTOR SHALL DETERMINE ACTUAL CONTROL QUANTITIES ACCORDING TO CIRCUIT LOAD AND APPLICABLE ELECTRICAL CODE REQUIREMENTS.
11. ALL RECESSED LIGHT FIXTURES SHOWN SHALL BE FURNISHED WITH TRIM FOR MOUNTING TO BUILDING STANDARD CEILING GRID SPECIFIED.
12. ALL ACOUSTIC CEILING TILES DAMAGED DURING THE COURSE OF DEMOLITION OR CONSTRUCTION ARE TO BE REPLACED WITH MATCHING TILES.
13. ALL INCANDESCENT LIGHT FIXTURES, SMOKE DETECTORS, SPRINKLER HEADS, AND SPEAKER OUTLETS, OR OTHER FIXTURES ARE TO BE INSTALLED IN DEAD CENTER OF CEILING TILES UNLESS OTHERWISE NOTED.
14. HVAC AND ELECTRICAL DESIGN CRITERIA SHALL CONFORM TO STATE OF CALIFORNIA TITLE 24 ENERGY CONSERVATION REQUIREMENTS .
15. CONTRACTOR TO LABEL THE BUILDING ELECTRICAL PANEL DIRECTORY WITH ANY CHANGE TO CIRCUITS. LABELING WILL BE TYPED, NOT HAND WRITTEN.
16. THE CONTRACTOR SHALL PROVIDE ACCESS TO ABOVE THE CEILING FOR TENANT CABLING CONTRACTORS' INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING OF THESE OTHER TRADES.
17. THE ELECTRICAL CONTRACTOR SHALL SURVEY EXISTING LIGHTING FIXTURES TO BE REUSED AND RELAMP, REBALAST ANY NON-FUNCTIONING LIGHT FIXTURE.
18. REFER TO MECHANICAL AND ELECTRICAL (ENGINEERING) DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION. WHERE CONFLICTS OCCUR, ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE FOR LOCATION AND TYPE OF OUTLET. ARCHITECT AND/OR TENANT CONSTRUCTION COORDINATOR IS TO BE NOTIFIED OF ANY CONFLICTS PRIOR TO COMMENCING WORK.

reflected ceiling legend

- INDICATES EXISTING LIGHT FIXTURE TO REMAIN
- INDICATES EXISTING LIGHT FIXTURE TO REMAIN
- INDICATES NEW 1x4 RECESSED LIGHT FIXTURE WITH PRISMATIC LENS - SEE ELECTRICAL DWGS.
- N — INDICATES NEW FLUORESCENT LIGHT FIXTURE. TO MATCH EXISTING -SEE ELECTRICAL PLANS.
- $ — EXISTING LIGHT SWITCH / MOTION SENSOR @ 48" A.F.F. MAX.
- $N — INDICATES NEW LIGHT SWITCHES @ 48" A.F.F. MAX. TO MATCH EXISTING. SEE ELECTRICAL PLANS.
- $R — EXISTING LIGHT SWITCH TO BE REMOVED.
- EXIT SIGN, TYPICAL. SHADED AREA INDICATES SIGN FACE, ARROW INDICATES DIRECTION OF EXIT.
- MECHANICAL SUPPLY REGISTER. SEE MECHANICAL PLANS.
- MECHANICAL RETURN REGISTER. SEE MECHANICAL PLANS.



finish plan
SCALE: 1/4"=1'-0"
2



reflected ceiling plan
SCALE: 1/4"=1'-0"
1

note:
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scale: 1/4" = 1'-0"
0 4 8 12 16

NORTH

job no.	A9041-S
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
Issue For Bid	06.00.2013
revision	

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sheet title: **partial plan - reflected ceiling & finish**

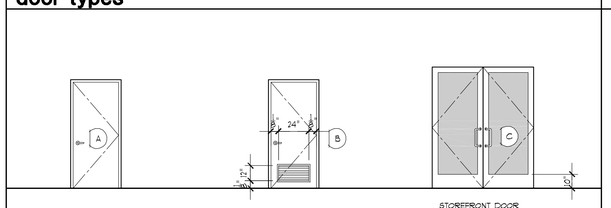
sheet **A2-02**

BID SET ONLY

door schedule

	ROOM NAME/ ROOM NUMBER	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	DOOR FINISH	FRAME TYPE	ASSEMBLY RATING	HARDWARE GROUP	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	(E) - DENOTES EXISTING REMARKS
101	(E) BOOK STACKS #101	C	6'-0"	7'-0"	-	-	-	-	1	8A/A8-02	5B/A8.02	9/A8-02	(N) DOOR AND HARDWARE IN (E) FRAME
102	WOMEN'S RESTROOM #109	A	3'-0"	7'-0"	1 3/4"	PAINT	2	-	2	6/A8-02	6/A8-02	7/A8-02	(N) DOOR, FRAME, AND HARDWARE
103	MEN'S RESTROOM #103	A	3'-0"	7'-0"	1 3/4"	PAINT	2	-	2	6/A8-02	6/A8-02	7/A8-02	(N) DOOR, FRAME, AND HARDWARE

door types

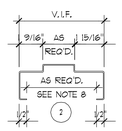


DOOR TYPE 'A' - SOLID CORE WOOD DOOR - PAINT TO MATCH EXISTING

DOOR TYPE 'B' - SAME AS TYPE "A" W/ 50% FREE AIR LOUVER @ BOTTOM. LOUVER FINISH TO MATCH DOOR FRAME.

STOREFRONT DOOR (NARROW STILE) WITH TEMPERED CLEAR GLAZING - TO MATCH EXISTING

frame types



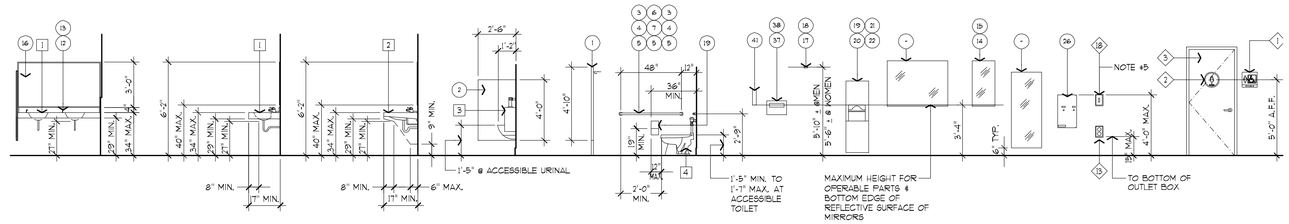
PRESSED STEEL- 16 GA. WELDED FACTORY PRIMED

hardware schedule

GROUP	QUANTITY	ITEM	MANUFACTURER	MODEL NUMBER	FINISH	REMARKS
1	2	PIVOT SET	STOREFRONT	-	626	
	1	EXIT DEVICE	VON DUPRIN	CD33A-NL-OP	626	
	1	DUMMY EXIT DEVICE	VON DUPRIN	CD3347A-EO	626	
	2	OFFSET PULL	IVES	8190-0-0	626	
	2	STOP	HAGER	241F	626	
	1	THRESHOLD	PEMKO	271A X LENGTH	ALUMINUM	
	2	CONCEALED CLOSER	STOREFRONT	-	626	ON PUSH SIDE
2	1 1/2 PAIR	HINGES	HAGER	BB 1279	626	
	1	STOREROOM LOCKSET	SCHLAGE	ND80PD-RHO	626	
	1	STOP	HAGER	241F	626	
	1	CLOSER	LCN	4041	626	ON PULL SIDE
	1	10" KICKPLATE	HAGER	1988	626	ON PUSH SIDE
	1	THRESHOLD	PEMKO	271A	ALUMINUM	
	1	PUSH PLATE	HAGER	40R-6"X16"	626	ON PUSH SIDE

hardware schedule

1. ALL NEW DOORS, FRAMES AND HARDWARE, SHALL CONFORM TO TITLE 24 DISABLED ACCESS REGULATIONS AND CALIFORNIA BUILDING CODE SECTION 1004, 2007 EDITION AND SHALL MATCH EXISTING.
2. PROVIDE FLOOR MOUNTED DOME TYPE DOORSTOPS TO MATCH EXISTING WITHIN THE AREA OF WORK.
3. ALL HARDWARE TO BE FURNISHED AND INSTALLED BY FINISH CARPENTER.
4. ALL CLOSERS ON FIRE RATED DOORS WILL BE THRU-BOLTED.
5. CONSULT TENANT REGARDING KEYING.
6. REPLACE ANY DOOR HARDWARE/ ACCESSORIES THAT ARE DAMAGED OR FOUND TO BE DEFICIENT IN OPERATION APPEARANCE OR IN PROVIDING SPECIFIED FIRE RATED ASSEMBLIES.
7. VERIFY THROAT SIZE OF EACH DOOR FRAME WITH SPECIFIC WALL CONSTRUCTION - SEE FLOOR PLANS AND VERIFY IN FIELD.
8. MOUNT ALL CLOSERS ON PULL SIDE U.N.O. ON DOOR SCHEDULE.
9. ALL KICK PLATES ARE TO BE MIN. 10" TALL AND ARE TO BE MOUNTED ON THE PUSH SIDE OF THE DOOR. FINISH IS TO MATCH DOOR HARDWARE.
11. FOR DOOR MOUNTED RESTROOM SIGNAGE, SEE 9/A8-02.
15. VERIFY ALL HARDWARE FUNCTIONS WITH TENANT PRIOR TO INSTALLATION.
16. ADJUST ALL CLOSERS (AT NEW AND EXISTING DOORS WITHIN THE AREA OF WORK) NOT TO EXCEED MAXIMUM A.D.A. OPERATING FORCES.



toilet accessory schedule (not all items appear on these dwgs.)

1. TOILET PARTITION - HOOK & BUMPER (MANUFACTURER STANDARD) - SEE FINISH LEGEND FOR SPECIFICATION
2. URINAL SCREEN - SEE FINISH LEGEND FOR SPECIFICATION

GRAB BAR: 1 1/2"ø

3. B-68137 - CORNER 36"X54" - CONCEALED MOUNTING
4. B-6806X36" - REAR OF TOILET - CONCEALED MOUNTING
5. B-6806X42" - SIDE OF TOILET - CONCEALED MOUNTING
6. B-6137 - CORNER 36"x54" - EXPOSED MOUNTING
7. B-6106X36" - REAR OF TOILET - EXPOSED MOUNTING
8. B-6106X42" - SIDE OF TOILET - EXPOSED MOUNTING

GRAB BAR: 1 1/4"ø

9. B-4937 - CORNER 36"X54" - EXPOSED MOUNTING
10. B-4909X36" - SIDE OF TOILET - SURFACE MOUNTING
11. B-4909X42" - SIDE OF TOILET - EXPOSED MOUNTING

LIQUID SOAP DISPENSER

12. B-8221 - 4" SPOUT LENGTH
13. B-82116 - 6" SPOUT LENGTH
15. WAXIE GRAND TOUCH 2000 STOCK NO. 38600 COLOR: GRAY CAPACITY: 2 LITER LOCATION: LOWER LEFT HAND CORNER OF MIRROR

+MIRROR

14. B-290 24"X36" MIRROR, W/ STAINLESS STEEL FRAME - SEE ELEVATION
19. B292 - 14"X32" W/ STAINLESS STEEL FRAME AND SHELF - SEE ELEVATION
16. MIRROR ABOVE COUNTER - SEE ELEVATION- VERIFY DIMENSION IN FIELD

ROBE HOOK

17. B-211 - EXPOSED MOUNTING
18. B-2116 - CONCEALED MOUNTING

TOWEL DISPENSERS AND WASTE RECEPTACLES

19. B-3944 IN 4" WALL
20. B-3947 IN 4" WALL
21. B-3900 IN 8" WALL
22. B-43944 - "CONTURA" - IN 4" WALL

PAPER TOWEL DISPENSER

23. B-262 - SURFACE MOUNTED
24. B-359 - RECESSED MOUNTED IN 4" WALL

WASTE RECEPTACLES

29. B-3644 IN 4" WALL

SANITARY NAPKIN/TAMPON VENDOR

26. B-282 25 - SURFACE MOUNTED
27. B-352 25 - RECESSED IN 4" WALL
28. B-43500 - "CONTURA" - RECESSED IN 4" WALL
29. B-435009 - "CONTURA" - SURFACE MOUNTED

SANITARY NAPKIN DISPOSAL

30. B-254 - SURFACE MOUNTED
31. B-353 IN 4" WALL
32. B-354 - SERVICES TWO COMPARTMENTS MOUNTS IN TOILET PARTITION
33. B710 - "CONTURA" - SURFACE MOUNTED
34. B-4354 - "CONTURA" - SERVICES TWO COMPARTMENTS - MOUNTS IN TOILET PARTITION

MULTI-ROLL TOILET TISSUE DISPENSER

35. B-4288 - "CONTURA" - SURFACE MOUNTED
36. B-2888 - SURFACE MOUNTED

TOILET SEAT COVER DISPENSER

37. B-221 - SURFACE MOUNTED
38. B-4221 - "CONTURA" - SURFACE MOUNTED

PARTITION-MOUNTED COMBINATION DISPENSER

39. B-347 - TOILET SEAT COVER & TOILET TISSUE
40. B-357 - TOILET SEAT COVER & TOILET TISSUE DISPENSER, SANITARY NAPKIN DISPOSAL. DOUBLE SIDED, THRU PARTITION

PAPER CUP DISPENSER

41. B-235 - SURFACE MOUNTED

BABY CHANGING STATIONS

42. OVAL WALL-WALL MOUNTED BABY CHANGING STATION BY 'KOALA KARE' KB108
43. VERTICAL WALL-WALL MOUNTED BABY CHANGING STATION BY KOALA KARE' KB101

plumbing fixture schedule

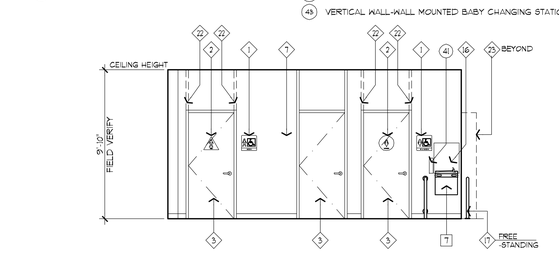
1. COUNTER TOP LAVATORY WITH SINGLE HANDLE FAUCET
2. WALL-HUNG LAVATORY WITH SINGLE HANDLE FAUCET
3. WALL HUNG URINAL
4. FLOOR MOUNTED WATER CLOSET- FLUSH VALVE TYPE.
5. FLOOR MOUNTED WATER CLOSET TANK TYPE.
6. WALL HUNG WATER CLOSET
7. (E) DRINKING FOUNTAIN
8. FLOOR DRAIN
9. JANITOR FLOOR SINK
10. WATER HEATER (ON A SHELF ABOVE)
11. WASH SINK

key notes

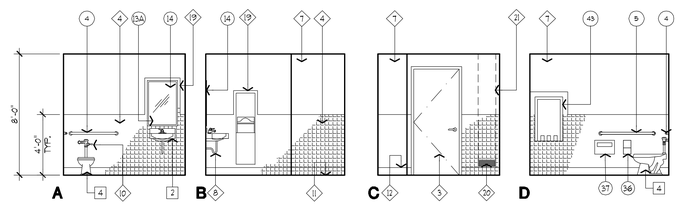
1. WALL MOUNTED RESTROOM SIGNAGE. SEE 8/A8-02
2. DOOR MOUNTED RESTROOM SIGNAGE. SEE 9/A8-02
3. DOOR PER DOOR SCHEDULE
4. CERAMIC TILE WAINSCOT (CT-2)
5. COUNTER TOP AND SPLASH
6. GYP. BD. SOFFIT
7. PAINTED GYP. BD.
8. LAVATORY: INSULATE ALL HOT WATER & WASTE PIPING OCCURRING UNDER THE LAVATORY
9. URINAL: LOCATE FLUSH VALVE CONTROL FOR HANDICAPPED URINAL @ +44" MAX. ABOVE THE FINISHED FLOOR ††
10. TOILET: LOCATE FLUSH VALVE CONTROL FOR HANDICAPPED TOILET ON WIDE SIDE OF STALL
11. CERAMIC TILE FLOOR (CT-1)
12. 6" H. COVED CERAMIC TILE BASE (CT-2)
13. CONVENIENCE OUTLET
14. NOT USED
15. 6" HIGH SELF COVING BASE SHEET VINYL.
16. EXISTING STAINLESS STEEL BACK SPLASH.
17. NEW PREFABRICATED 1½" DIA. STAINLESS STEEL PIPE RAIL. SEE 13/A8-02.
18. DASHED LINE INDICATES LINE IN FLOOR WHERE EXISTING SLOPE TO DRAIN BEGINS.
19. PROVIDE ONE FULL TILE BORDER AROUND ACCESSORY
20. NEW MAKE-UP AIR GRILLE @ 6" A.F.F.
21. NEW ACOUSTICALLY LINED DUCT IN WALL. SEE MECHANICAL.
22. PATCH, REPAIR & PAINT EXISTING WALL WHERE TRIMS WERE REMOVED.
23. EXISTING BOOK SHELVES.

notes:

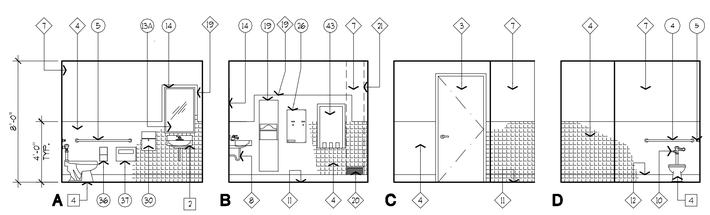
1. REFER TO PLANS AND INTERIOR ELEVATIONS FOR ITEMS USED
2. MOUNT ACCESSORIES PER MANUFACTURERS RECOMMENDED HEIGHTS AND IN ACCORDANCE WITH 'A.D.A.' AND CALIFORNIA ACCESSIBILITY REQUIREMENTS.
3. FAUCET CONTROL FOR SINK MUST BE OPERABLE WITH ONE HAND WITHOUT REQUIRING TIGHT GRASPING P-1504-C CONTROLS.
4. VERIFY LOCATION OF ELECTRICAL AND PLUMBING AS REQUIRED.
5. LIGHT SWITCHES AND CONVENIENCE OUTLETS MUST COMPLY WITH CBC SECTION 11B.6.5.1 & 11B.6.5.2. MOUNT AT 48" MAX. A.F.F. MEASURED FROM THE TOP OF THE OUTLET BOX OR 15" MIN. A.F.F. MEASURED FROM THE BOTTOM OF THE OUTLET BOX.
6. MOUNT ABOVE COUNTER ELECTRICAL OUTLETS HORIZONTALLY (TYP.).
7. SEE FINISH SCHEDULE FOR MATERIAL A2-02. SPECIFICATIONS- SHEET



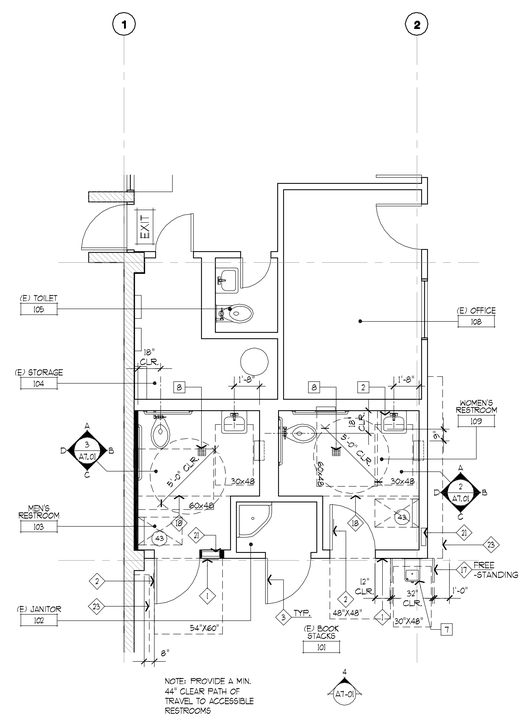
restroom elevations 4
SCALE: 1/4"=1'-0"



men's restroom elevation 3
SCALE: 1/4"=1'-0"



women's restroom elevations 2
SCALE: 1/4"=1'-0"



enlarged restroom plan 1
SCALE: 1/4"=1'-0"

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

scale: 1/4" = 1'-0"
0 4 8 12 16
NORTH

job no.	A9041-S
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
Issue For Bid	06.00.2013
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Torrance, Ca 90504
t. 310.217.8885
f. 310.217.0425

sheet title **enlarged restroom plans, elevations, door & hardware schedule**

sheet **A7-01**

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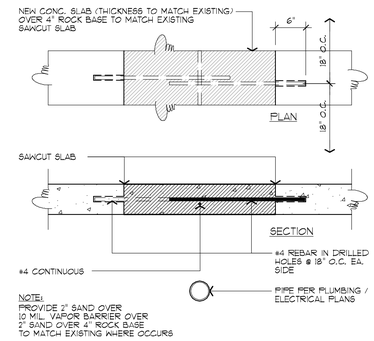
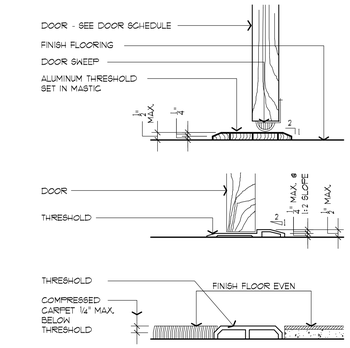
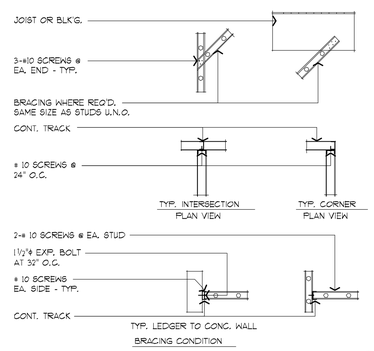


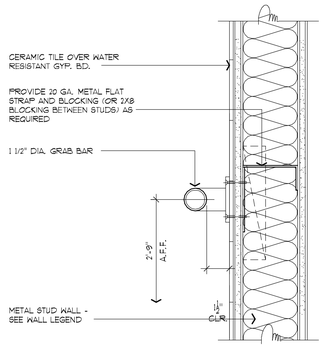
typical slab patch 11
SCALE: 1"=1'-0"



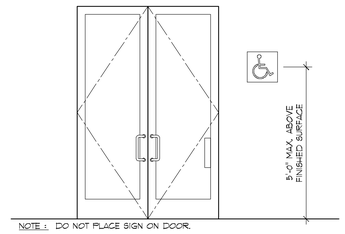
threshold 7
SCALE: 3"=1'-0"



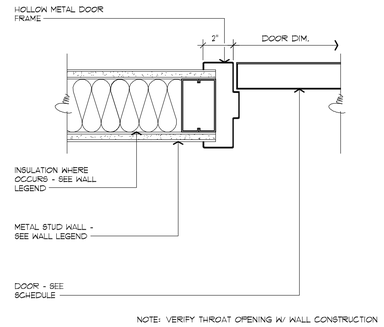
typical metal stud connections 4
N.T.S. T-STUD01 (4)



grab bar 14
SCALE: 3"=1'-0"

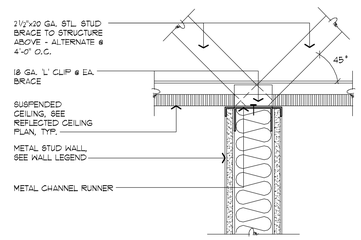


international sign of accessibility @ entrance 10
SCALE: 1/2"=1'-0"

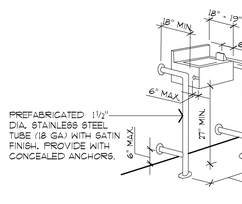


interior hollow metal door jamb (head similar) 6
SCALE: 3"=1'-0"

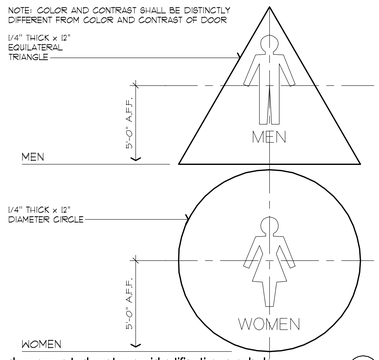
NOTE:
FASTEN BRACES TO METAL DECK ABOVE W/ HILTI PINS (.145"/0 x 3/4" 22 GAL. BROWN SHOTS) L.A.R.R.#2582/ESR-1663 (OR 2-#10 SCREWS @ WOOD STRUCTURE).



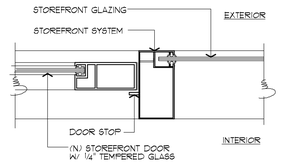
wall @ suspended ceiling 3
SCALE: 3"=1'-0"
T-WALL01 (4)



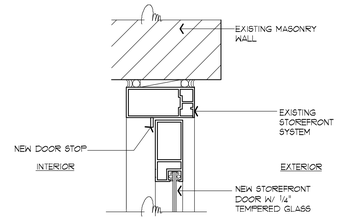
drinking fountain @ non-alcove installation 13
SCALE: -



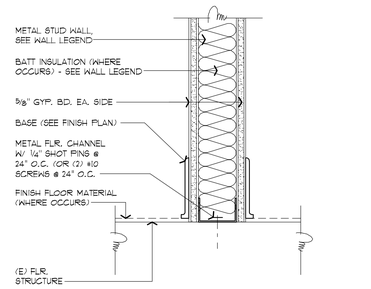
door mounted restroom identification symbols 9
SCALE: 3"=1'-0"
T-ADA01 (4)



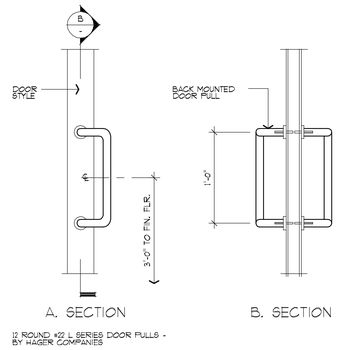
storefront door jamb B



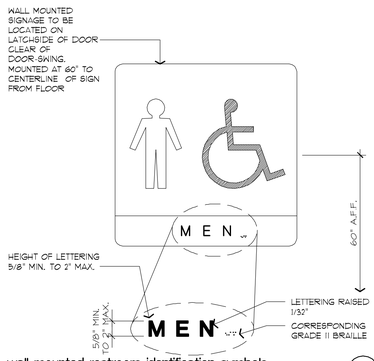
storefront door head A



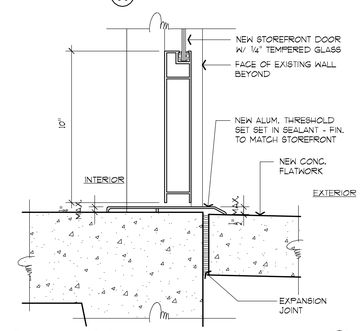
wall at base, typ 2
SCALE: 3"=1'-0"



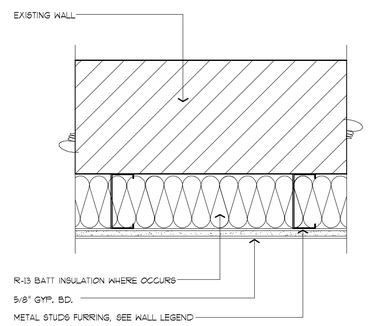
door pulls 12
SCALE: 1 1/2"=1'-0"



wall mounted restroom identification symbols 8
SCALE: 3"=1'-0"
T-ADA02 (4)



storefront threshold sill 5
SCALE: 3"=1'-0"



furring over existing wall panel 1
SCALE: 3"=1'-0"

job no.	A9041-S
drawn	
submittal	
Plan Check Submittal	04.27.2010
Corrections and Coordination	07.23.2010
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sheet title **details**

sheet **A8-02**

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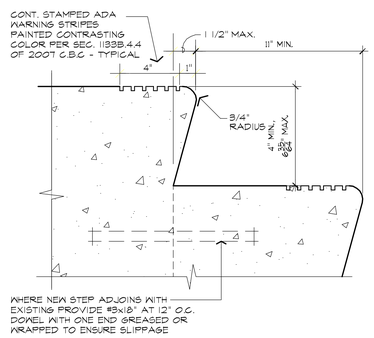
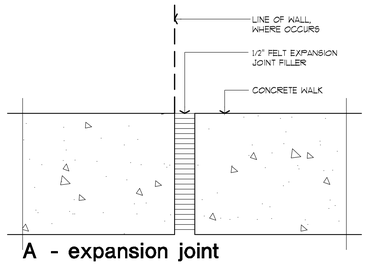
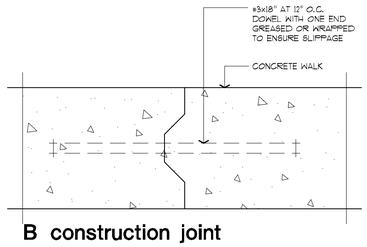


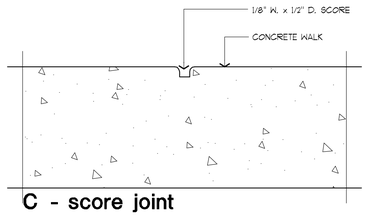
concrete step — SCALE : 3" = 1'-0" — **15**



A - expansion joint

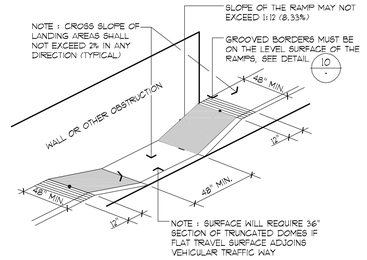


B construction joint

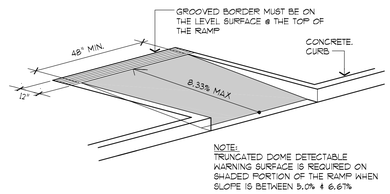


C - score joint

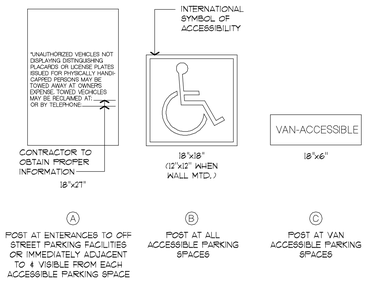
concrete joint — SCALE : 3" = 1'-0" — T-SITE06 (4) — **12**



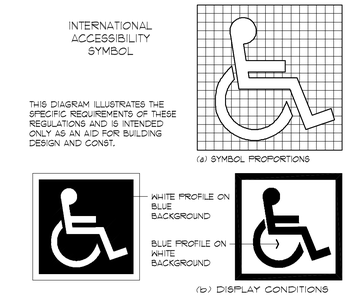
curb cut ramp — N.T.S. — T-SITE07 (4) — **9**



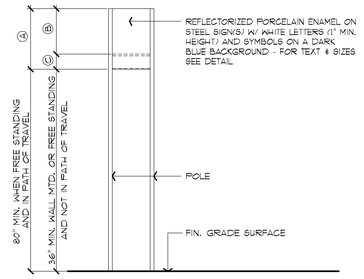
curb cut ramp — N.T.S. — T-SITE06 (4) — **8**



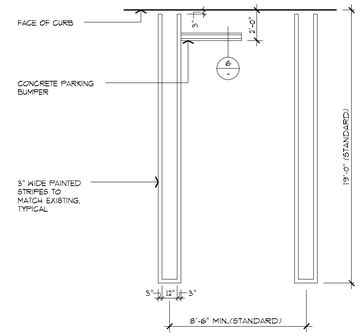
sign type & text — SCALE: N.T.S. — **5**



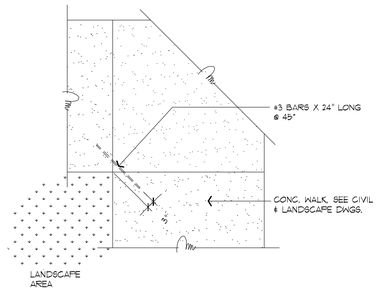
international accessibility symbol — SCALE: 1 1/2"=1'-0" — **3**



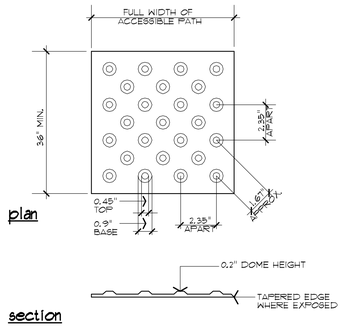
accessibility signage — SCALE: 1/2"=1'-0" — **4**



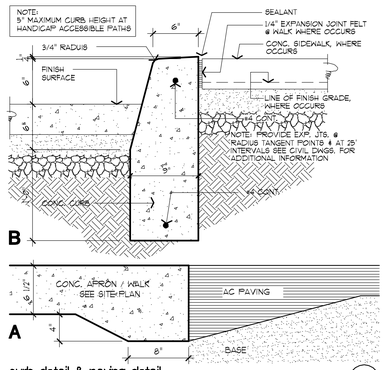
parking space striping — SCALE: 1/4"=1'-0" — **2**



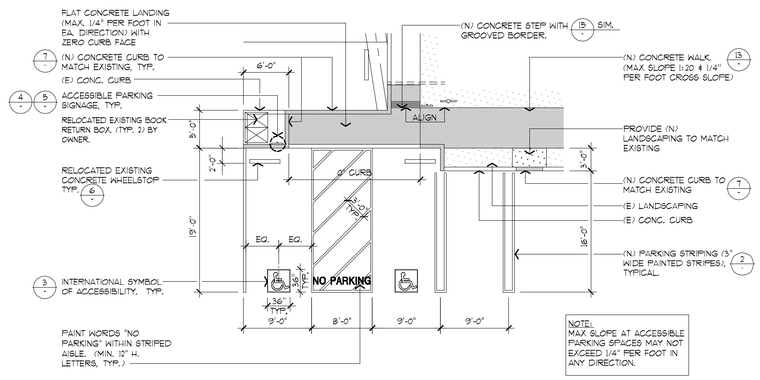
typical dowel @ conc. walk corner — SCALE: 1½"=1'-0" — **14**



truncated domes — SCALE: 3"=1'-0" — **11**

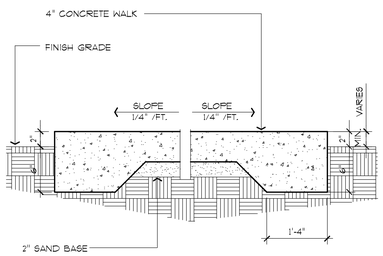


curb detail & paving detail — SCALE: 1 1/2"=1'-0" — T-SITE11 (8) — **7**

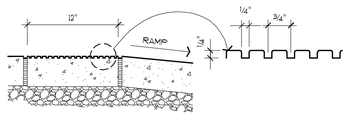


enlarged accessible parking plan — SCALE: 1/4"=1'-0" — **1**

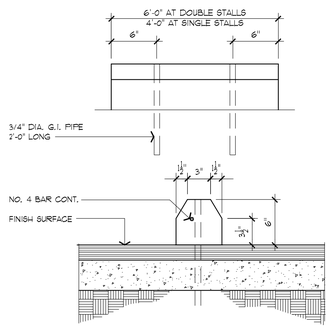
NOTE: SCORE JOINTS (1/8" W.x1/2" D.)
- SEE PLAN FOR LOCATION



concrete walk — SCALE: 3/4"=1'-0" — T-SITE01 (16) — **13**



grooved border — N.T.S. — **10**



concrete wheel stop — SCALE: 1 1/2"=1'-0" — T-SITE10 (8) — **6**

job no.	A9041-S
drawn	
submittal	
Plan Check Submittal	04.27.2010
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sheet title **site details**

sheet **A8-01**

BID SET ONLY

DUCT INSULATION SCHEDULE

SERVICE		1"	1-1/2"	2"	FIELD APPLIED FOIL & PAPER JACKET REQUIRED	VAPOR REDARDER REQUIRED	MINERAL FIBER BLANKET	MINERAL FIBER BOARD	WEATHERPROOF BARRIER (IF INSTALLED OUTDOORS)
ROUND SUPPLY	CONCEALED		●		●	●			
	EXPOSED		●		●	●			●
RECTANGULAR SUPPLY	CONCEALED		●		●	●			
	EXPOSED		●		●	●			●
ROUND RETURN	CONCEALED		●		●	●			
	EXPOSED		●		●	●			●
RECTANGULAR RETURN	CONCEALED		●		●	●			
	EXPOSED		●		●	●			●

INSULATION MATERIALS SHALL BE AS FOLLOWS:

MINERAL-FIBER BOARD: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 612, TYPE IB, WITHOUT FACING AND WITH ALL SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM.

MINERAL-FIBER BLANKET: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 553, TYPE C, WITHOUT FACING AND WITH ALL SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM.

FIELD APPLIED JACKETS: ASTM C 921, TYPE 1. FOIL AND PAPER JACKET: LAMINATED, GLASS-FIBER REINFORCED, FLAME-RETARDANT KRAFT PAPER AND ALUMINUM FOIL.

AVAILABLE MANUFACTURERS: INCLUDE BUT NOT LIMITED TO CERTAINTEED MANSON, JOHNS MANFIELD, KNAUF FIBERGLASS GMBH, OWENS-CORNING FIBERGLAS CORP., SCHULLER INTERNATIONAL, INC.

ALL INSULATION TO COMPLY WITH CURRENT CALIFORNIA MECHANCIAL CODE.

INSULATION THICKNESSES SHOWN REPRESENT THE NOMINAL THICKNESS OF INSULATION PRIOR TO INSTALLATION.

VERIFY FIELD CONDITIONS

THESE DESIGN DRAWINGS ARE SCHEMATIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. CONTRACTOR SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS NOT INDICATED ON THESE PLANS.

CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN THE BID ALL COSTS TO MEET THE DESIGN INTENT OF THESE PLANS. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTOR'S COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THE BID THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. CONTRACTOR SHALL ALERT THE ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

THESE DESIGN DRAWINGS WERE COMPLETED WITH RESPECT TO THE INFORMATION AVAILABLE AT THE TIME OF DESIGN, INCLUDING ARCHITECTURAL BACKGROUNDS, AS-BUILT DRAWINGS, FIELD SURVEY, AND APPLICABLE CODES. IN THE EVENT CONDITIONS ARE NOT AS SHOWN ON THESE DRAWINGS, PLEASE CONTACT THE ARCHITECT OR ENGINEER FOR ANY COORDINATION NECESSARY TO COMPLETE THE PROJECT.

MECHANICAL LEGEND

- 12x12 — DUCTWORK, FIRST FIGURE IS SIZE OF SIDE IN VIEW
- R — DUCT RISE IN DIRECTION OF FLOW
- D — DUCT DROP IN DIRECTION OF FLOW
- DUCT TRANSITION
- FLEXIBLE CONNECTION
- 90° ELBOW WITH TURNING VANES
- TAKE-OFF WITH EXTRACTOR
- ACCESS PANEL OR DOOR
- MANUAL VOLUME DAMPER (MVD)
- SFD — AUTOMATIC COMBINATION SMOKE/FIRE DAMPER (SFD)
- FD — AUTOMATIC FIRE DAMPER (FD)
- REMOTE VOLUME DAMPER. SEE DETAIL.
- DUCT TO BE REMOVED
- LINED DUCTWORK
- FLEXIBLE DUCT
- SUPPLY AIR OR OUTSIDE AIR DUCT UP AND DOWN
- RETURN AIR DUCT UP AND DOWN
- EXHAUST AIR DUCT UP AND DOWN
- EXHAUST FAN OR VENTILATOR
- 1.-2. / 3. — 1. DIFFUSER TYPE (REFER TO DIFFUSER SCHEDULE). 2. NECK SIZE. (ALSO RUNOUT SIZE UON). 3. CFM THE DIFFUSER IS TO BE BALANCED TO.
- RETURN REGISTER OR RETURN GRILLE
- SIDEWALL SUPPLY REGISTER
- RETURN AIR REGISTER
- EXHAUST AIR REGISTER
- 4-WAY SUPPLY DIFFUSER
- 3-WAY SUPPLY DIFFUSER
- 2-WAY SUPPLY DIFFUSER
- 1-WAY SUPPLY DIFFUSER
- POINT OF CONNECTION/ POINT OF DISCONNECTION
- POINT OF DISCONNECTION
- 20/12L / 200 — DOOR LOUVER (DIMS) / (CFM)
- UC 1/2" / 200 — UNDERCUT DOOR (DIMS) / (CFM)
- T — THERMOSTAT, MOUNT @ 4'-0" AFF
- H — HUMIDSTAT
- S — REMOTE TEMPERATURE SENSOR
- SD — SMOKE DETECTOR
- BY-PASS TIMER
- —CWS— CHILLED WATER SUPPLY
- —CWR— CHILLED WATER RETURN
- —LPS— LOW PRESSURE STEAM SUPPLY (LPS)
- —LPR— LOW PRESSURE STEAM RETURN (LPR)
- —HWS— HOT WATER SUPPLY
- —HWR— HOT WATER RETURN
- —RL— REFRIGERANT LIQUID
- —RS— REFRIGERANT SUCTION
- —CD— CONDENSATE DRAIN
- —PD— PUMPED CONDENSATE

EQUIPMENT SUBSTITUTIONS

SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT, ENGINEER AND OWNER. THE CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE SUBSTITUTION INCLUDING UPDATING CONSTRUCTION DOCUMENTS, OBTAINING APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY, AND COORDINATING WITH ALL TRADES TO ENSURE CHANGES TO AFFECTED BUILDING SYSTEMS ARE ACCOUNTED FOR AND ACCEPTABLE TO THE ENGINEERING TEAM. IF SUBSTITUTED EQUIPMENT REQUIRES ADDITIONAL ENGINEERING, CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FEES TO THE ENGINEERING TEAM. CONTRACTOR SHALL ENSURE SUBSTITUTED EQUIPMENT MEETS OR EXCEEDS DESIGN INTENT REGARDING RATINGS, PERFORMANCE, DIMENSIONAL CLEARANCES, PHYSICAL DIMENSIONS (MAX/MIN), WEIGHT LIMITATIONS, AND OTHER ASPECTS, PROVING SUBSTITUTION IS SUITABLE TO THE APPLICATION. ENGINEERS WILL REVIEW THE RATING AND PERFORMANCE OF SUBSTITUTED EQUIPMENT ONLY AND WILL NOT ASSUME RESPONSIBILITY FOR SUBSTITUTION AT ANY LEVEL.

IF CONTRACTOR CAN NOT MAKE SUBSTITUTED EQUIPMENT WORK IN THIS PROJECT, CONTRACTOR SHALL REVERT TO REQUIREMENTS OF PERMITTED CONSTRUCTION DOCUMENTS AT THEIR EXPENSE.

IT IS UNDERSTOOD BY ALL PARTIES THAT ANY SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE DONE FOR THE PURPOSE OF COST SAVINGS TO THE OWNER. THEREFORE, ANY MATERIAL SUBSTITUTIONS OR DEVIATIONS PROPOSED BY THE CONTRACTOR SHALL BE INCLUDED WITH THE INITIAL BID AND SHALL SHOW A LINE ITEM CREDIT TO THE OWNER FOR EACH ITEM SUBSTITUTED IN LIEU OF SPECIFIED PRODUCTS.

ABBREVIATIONS

ABBR.	DESCRIPTION
ABV	ABOVE
ACP	ASBESTOS CONCRETE PIPE
ADA	AMERICAN DISABILITIES ACT.
AF	AIR FOIL
AFD	AUTOMATIC FIRE DAMPER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BEL	BELOW
BDD	BACKDRAFT DAMPER
BFP	BACK FLOW PREVENTER
BHP	BRAKE HORSE POWER
BI	BACKWARD INCLINED
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
C	CONVECTOR
CA	COMBUSTION AIR
CAP	CAPACITY
CC	COOLING COIL
CD	CEILING DIFFUSER
CE	CAPPED END
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CKT	CIRCUIT
CLG	CEILING
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUE OR CONTINUATION
CP	CONDENSATE PUMP
CR	CONDENSATE RETURN
CW	COLD WATER
D	CONDENSATE DRAIN
dB	DECIBEL
DB	DRY BULB
DIA	DIAMETER
DIM	DIMENSIONS
DIR	DIRECT
DL	DOOR LOUVER
DN	DOWN
DWG	DRAWING
EA	EXHAUST AIR
EAD	EXHAUST AIR DUCT
EAR	EXHAUST AIR REGISTER
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EFF	EFFICIENCY
EG	EXHAUST GRILLE
EL/ELEV	ELEVATION
ELEC	ELECTRICAL
ENT	ENTERING
EQPT	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE

ABBR.	DESCRIPTION
ET	EXPANSION TANK
EWT	ENTERING WATER TEMPERATURE
(E)/EXIST	EXISTING
°F	DEGREES FAHRENHEIT
FC	FLEXIBLE CONNECTION
FC/FCU	FAN COIL UNIT
FD	FIRE DAMPER
FIN	FINISHED
FLA	FULL LOAD AMPERAGE
FLR	FLOOR
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FS	FLOW SWITCH
FT	FEET
FTR	FLUE THRU ROOF
FUT	FUTURE
GA	GAUGE
GAL	GALLONS
GALV	GALVANIZED
GBDD	GRAVITY BACK DRAFT DAMPER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HCP	HANDICAPPED
HDR	HEADER
HP	HORSEPOWER
H.STAT	HUMIDSTAT
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING, VENTILATING,
HZ	AIR CONDITIONING HERTZ
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
IW	INDIRECT WASTE
KW	KILOWATT
(L)	LINED DUCTWORK
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LPS	LOW PRESSURE STEAM
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MAD	MIXED AIR DUCT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MCA	MINIMUM CIRCUIT AMPS
MCC	MOTOR CONTROL CENTER
MIN	MINIMUM
MPG	MEDIUM PRESSURE GAS
MPS	MEDIUM PRESSURE STEAM
MTD	MOUNTED
MUA	MAKE-UP AIR
MVD	MANUAL VOLUME DAMPER
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
ODP	OPEN DRIP PROOF
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED

ABBR.	DESCRIPTION
OPNG	OPENING
OPER	OPERATING
OSA	OUTSIDE AIR SUPPLY
PD	PRESSURE DIFFERENTIAL
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
PPM	PARTS PER MILLION
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
QBD	QUADRANT BALANCING DAMPER
RA	RETURN AIR
RAD	RETURN AIR DUCT
RAF	RETURN AIR FAN
RAR	RETURN AIR REGISTER
RCP	REFLECTED CEILING PLAN
RED	REDUCER
RET	RETURN
RL	REFRIGERANT LIQUID
RM	ROOM
RS	REFRIGERANT SUCTION
REQ'D	REQUIRED
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SAD	SUPPLY AIR DUCT
SD	SMOKE DETECTOR
SENS	SENSIBLE
SF	SUPPLY FAN
SFD	SMOKE/FIRE DAMPER
SH	SHEET
SHLD	SHIELDED
SLP	SLOPE
S/M	SHEET METAL
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SOV	SHUT-OFF-VALVE
SPECS	SPECIFICATIONS
SP	STATIC PRESSURE
SPKR	SPRINKLER
SQ FT	SQUARE FEET
SS	STAINLESS STEEL
STAT	THERMOSTAT
ST/SW	BY-PASS TIMER/ SELECTION SWITCH
STD	STANDARD
SWR	SIDEWALL SUPPLY REGISTER
SYS	SYSTEM
T	TELEPHONE
TDH	TOTAL DYNAMIC HEAD
TEFC	TOTALLY ENCLOSED FAN COOLED
TEMP	TEMPERATURE
TH	THROAT
TYP	TYPICAL
UC/UD	UNDERCUT DOOR
UL	UNDERWRITER'S LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLT
VA	VALVE
VAT	VINYL ASBESTOS TILE
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VTR	VENT THRU ROOF
W	WIRE
WB	WET BULB
WG	WATER GAUGE
WT	WEIGHT
W/	WITH
XFMR	TRANSFORMER

SCHEDULE OF DIFFUSERS, REGISTERS AND GRILLES

UNIT NO.	MANUFACTURER	MODEL	SIZE OF DIFFUSER	NOTES
E1-- / -	KRUEGER	S80	12" X 12"	1,2

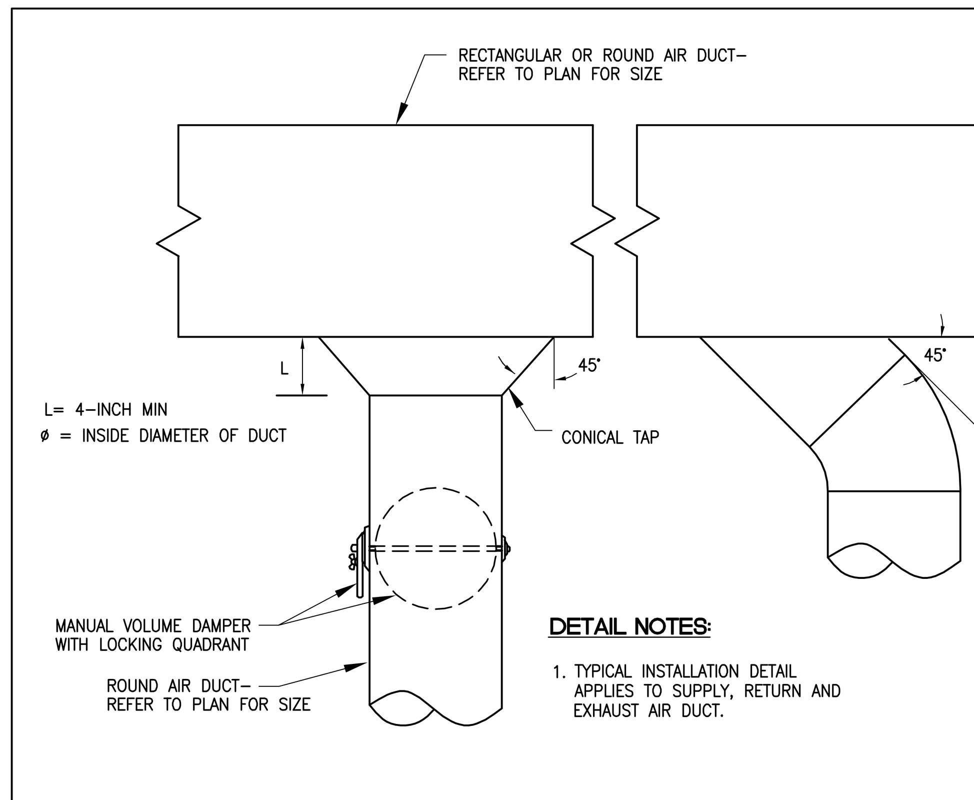
NOTES:
1. GC TO COORDINATE PAINTING REQUIREMENTS WITH ARCHITECT.
2. 30° DEFLECTION 3/4" SPACED EXHAUST GRILLE. FRAME IS 1-3/4" LARGER THAN NECK SIZE IN BOTH DIMENSIONS.

FAN SCHEDULE

UNIT NO.	MANUFACTURER	MODEL	FAN TYPE	CFM	E.S.P. IN. W.G.	RPM	TIP SPEED FPM	DRIVE	MOTOR (HP)	WEIGHT (LBS)	VOLTAGE	CONTROL	NOTES
EF / 1	COOK	80 ACEB	EXHAUST	240	0.25	941	2463	BELT	1/6	50	115/1/60	TIMECLOCK	1

NOTES:
1. PROVIDE FACTORY BIRDSCREEN, GRAVITY BACKDRAFT DAMPER, AND ROOF CURB.

INSTALL PER NFPA REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.



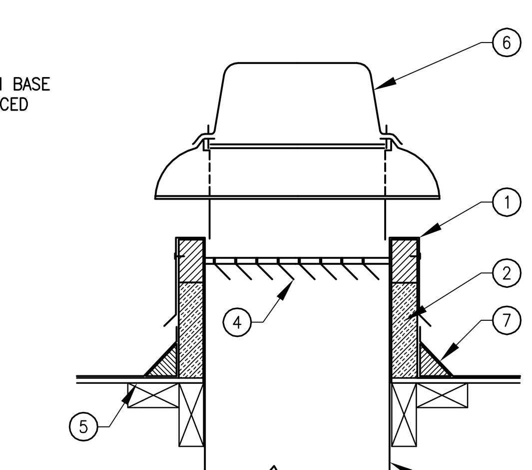
DETAIL NOTES:
1. TYPICAL INSTALLATION DETAIL APPLIES TO SUPPLY, RETURN AND EXHAUST AIR DUCT.

ROUND BRANCH DUCT TAKEOFF

SCALE: NONE

2 / M1.0

1. NEOPRENE SEAL BETWEEN CURB & FAN BASE. ATTACH BASE TO CURB W/8 EVENLY SPACED BOLTS.
2. FACTORY FURNISHED ROOF CURB
3. DUCT.
4. BACKDRAFT DAMPER.
5. FAN SUPPORT.
6. EXHAUST FAN
7. BASE FLASH & CANT



FAN MOUNTING

SCALE: NONE

1 / M1.0

GENERAL NOTES

1. THE MECHANICAL SYSTEM DESIGN, INSTALLATION AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CALIFORNIA MECHANICAL CODE 2007, UNIFORM MECHANICAL CODE 2000 AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ALL AUTHORITIES HAVING JURISDICTION.
2. WORKMANSHIP: THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH & WORKMANLIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE ARCHITECT'S & OWNER'S REPRESENTATIVE.
3. MATERIALS: MECHANICAL QUALITY AND WEIGHTS OF MATERIALS, ALTERNATE METHODS OF CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE MECHANICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BE NEW FIRST QUALITY, UNLESS OTHERWISE NOTED, AND OF THE BEST GRADE OF THE RESPECTIVE KIND AND FREE FROM ALL DEFECTS. MATERIALS FOR SIMILAR USE SHALL BE OF THE SAME TYPE AND MANUFACTURER UNLESS OTHERWISE SPECIFIED.
4. SITE INSPECTION: CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND EXACT NATURE OF THE WORK. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE & FUNCTIONAL SYSTEM. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDING FOR ANY OMISSIONS WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
5. CODES AND PERMITS: ALL EQUIPMENT, FIXTURES, INSTALLATION, ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND FEES RELATED TO THIS PROJECT.
6. AS-BUILT: CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT TRANSPARENCIES WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT.
7. GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP & MATERIALS FOR A PERIOD OF 1 YEAR FROM ACCEPTANCE OF WORK BY OWNER.
8. SUBMITTALS: CATALOG INFORMATION & CUTS OF ALL EQUIPMENT FIXTURES AND DEVICES SHALL BE SUBMITTED FOR REVIEW (SIX COPIES OF EACH).
9. COORDINATION: THE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW SCOPE. DRAWINGS ARE NOT INTENDED TO REPRESENT ACTUAL SITE CONDITIONS. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES TO PROVIDE THE BEST ARRANGEMENT OF ALL DUCT, PIPES, CONDUIT, STRUCTURAL ELEMENTS, ETC. WITHIN THE SPACE OR ASSOCIATED WITH THIS PROJECT. CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO COMMENCING WORK. DO NOT SCALE THESE PLANS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
10. CUTTING AND PATCHING: ALL CUTTING & PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK. PROVIDE ALL NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.
11. CLEANUP: UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT & DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY.
12. SLOPE ALL CONDENSATE DRAIN LINES AT 1%.
13. ANY DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ANY AND ALL CHANGES FROM ARCHITECT AND ENGINEER PRIOR TO PROCUREMENT.
14. THESE DRAWINGS DO NOT INCLUDE ALL NECESSARY SAFETY REQUIREMENTS. CONTRACTOR TO COMPLY TO SAFETY REQUIREMENTS SET FORTH BY THE LOCAL AUTHORITIES HAVING JURISDICTION.
15. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR LOCATION OF POINTS OF CONNECTION WITHIN A FIFTEEN (15) FOOT RADIUS FROM THOSE SHOWN ON PLANS. THE MECHANICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND ELEVATION OF ALL EXISTING DUCTS, ETC., BEFORE STARTING ANY WORK, AND SHALL NOTIFY THE GENERAL CONTRACTOR IF SAID LOCATIONS ARE NOT IN THE LOCATIONS SHOWN ON THE PLANS OR ARE NOT OF SUFFICIENT SIZE TO MAKE CONNECTION IN COMPLIANCE WITH THE PLANS.
16. TEST SYSTEM(S) IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING AUTHORITIES.
17. MECHANICAL CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACE AREAS DAMAGED BY OPERATION.
18. FIRE SAFE ALL DUCT PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS WITH U.L. LISTED FIRE RATING APPROVED BY THE GOVERNING JURISDICTION. INSTALL IN ACCORDANCE WITH THE PRODUCTS LISTING AND MANUFACTURERS REQUIREMENTS.
19. CONTRACTOR SHALL HAVE A COMPLETE SET OF RECORD DRAWINGS ON THE SITE PRIOR TO START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATION OF NEW WORK WITH EXISTING CONDITIONS.
20. ANY MATERIAL AND/OR EQUIPMENT INSTALLED THAT HAS NOT BEEN SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT, OWNER, OR ENGINEER MAY BE SUBJECT TO REMOVAL (AT THE OWNER'S REQUEST) AND THE SPECIFIED MATERIAL AND/OR EQUIPMENT PROVIDED AND INSTALLED AT THE CONTRACTORS EXPENSE.
21. RTU MANUFACTURER SHALL SUPPLY ROOF CURB. ROOF CURB EMPLOYED SHALL BE SLOPED TO MATCH ROOF PITCH AS REQUIRED.
22. COORDINATE DIFFUSER LAYOUT WITH REFLECTED CEILING PLAN. IN THE EVENT OF CONFLICT BETWEEN DIFFUSERS AND LIGHTS, THE DIFFUSERS SHALL BE REPOSITIONED TO ACCOMMODATE THE LIGHTING.
23. ROUND BRANCH DUCT TAKE-OFFS FROM RECTANGULAR DUCT TO BE MADE WITH CONICAL BELLMOUTH SPIN-IN FITTING AND DAMPER WITHOUT SCOOP.
24. ROUND BRANCH DUCT TAKE-OFFS FROM ROUND DUCT SHALL BE MADE WITH PRE-MANUFACTURED WYES OR 45/90 BOOTS.
25. ALL SQUARE TO ROUND TRANSITIONS SHALL BE MADE WITH PRE-MANUFACTURED FITTINGS.
26. THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE APPLICABLE MECHANICAL AND BUILIDNG CODES AND LOCAL CITY AMMENDMENTS, CODES, AND REGULATIONS.
27. MECHANICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES AND SHALL MANAGE CONTRACT RESPONSIBILITIES TO MEET PROJECT COMPLETION DATE.
28. INTERFERENCES OR OBSTRUCTIONS BETWEEN TRADES OCCURRING DURING CONSTRUCTION SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND ALL WORK SHALL CEASE IN THAT AREA UNTIL RESOLVED BY THE ARCHITECT AND/OR ENGINEER.
29. ALL CONDENSATE DRAIN PIPING, GAS PIPING AND FINAL CONNECTIONS SHALL BE BY THE PLUMBING CONTRACTOR.
30. ALL CARPENTRY WORK INCLUDING ROOF CURBS, PLATFORMS, AND ROOF OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
31. VERIFY AND COORDINATE ALL FLOOR, WALL, AND ROOF OPENINGS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF EQUIPMENT AND DUCTWORK. SEE STRUCTURAL DRAWINGS. ALL OPENINGS, PATCHING, ETC., AND WEATHERPROOFING BY GENERAL CONTRACTOR.
32. INSTALL AUTOMATIC FIRE / COMBINATION FIRE/SMOKE DAMPERS IN ALL FIRE-RATED CEILINGS, WALLS, AND FLOORS AS REQUIRED. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF ALL RATED STRUCTURES.
33. FURNISH AND INSTALL DUCT ACCESS DOORS ADJACENT ALL FIRE DAMPERS, FIRE-SMOKE DAMPERS, AND ANY OTHER EQUIPMENT WHICH MAY REQUIRE PERIODIC ADJUSTMENT OR INSPECTION. COORDINATE LOCATIONS OF ALL ACCESS DOORS AND PANELS WITH ARCHITECT AND LANDLORD'S FIELD REPRESENTATIVE.
34. THE INSIDE SURFACES OF PLENUMS, DUCTS, ETC., BEHIND ALL AIR DISTRIBUTION DEVICES SHALL BE PAINTED FLAT BLACK.
35. ALL CONNECTIONS BETWEEN A/C UNITS, OR ANY MECHANICAL EQUIPMENT CONTAINING FANS OR THAT MAY PRODUCE VIBRATION, AND ASSOCIATED DUCTWORK SHALL HAVE FIREPROOF, HEAVY DUTY FLEX-CONNECTIONS (CITY APPROVED) WITH 3" MINIMUM CLEARANCE. ISOLATE ALL HVAC UNITS/FANS AND EQUIPMENT FROM STRUCTURE WITH APPROVED ISOLATION MOUNTS.
36. ALL EQUIPMENT EXPOSED TO WEATHER, DUCT, ETC., SHALL BE COMPLETELY WEATHERPROOFED.
37. MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT TAKE-OFFS TO INDIVIDUAL CEILING DIFFUSERS, REGISTERS, AND GRILLES WHETHER SHOWN ON DRAWINGS OR NOT.
38. ALL DUCTWORK SHALL BE RIGID GALVANIZED SHEET METAL (RECTANGULAR OR ROUND) UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. ALL EXPOSED SHEETMETAL DUCT WHICH IS TO BE PAINTED SHALL BE "PAINT-GRIP" TYPE DUCT OR THOROUGHLY CLEANED IN PREPARATION FOR PAINTING. COORDINATE PAINTING REQUIREMENTS OF EXPOSED SHEETMETAL DUCTWORK WITH ARCHITECTURAL PLANS AND GC. CODE AND UL-181 APPROVED FLEXIBLE DUCT WITH POLYETHYLENE JACKET, FIBERGLASS INSULATION AND A FIBERGLASS THREADED MESHSCRIM AROUND A POLY CORE MAY BE USED IN CONCEALED SPACES FOR FINAL RIGID DUCT TO DIFFUSER CONNECTIONS ONLY. MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL BE 5'-0". FLEX DUCT SHALL BE SUPPORTED TO ENSURE MINIMU CENTERLINE RADIUS OF 1.5 X DUCT DIAMETER. ALUMINUM FLEXIBLE DUCT SHALL NOT BE USED.
39. ALL DUCT SHALL BE RIGID METAL GALVANIZED SHEET STEEL OF THICKNESS AS RECOMMENDED, CONSTRUCTED AND DETAILED IN LATEST SMACNA HVAC DUCT CONSTRUCTION STANDARDS AND PER THE LATEST EDITION OF THE MECHANICAL CODE ENFORCED IN THE PROJECT JURISDICTION.
40. MECHANICAL CONTRACTOR MUST PROVIDE TRANSITION FITTINGS FOR ROOF PENETRATIONS FROM ROUND TO SQUARE OR WHATEVER NECESSARY FOR EXHAUST, SUPPLY, AND RETURN DUCT APPLICATIONS.
41. WHERE EITHER THE SUPPLY OR RETURN DUCTS ARE SHOWN INSIDE LINED OR WHERE LINING IS NOT INDICATED, INSULATE ALL DUCTS PER INSULATION SCHEDULE, GENERAL NOTES AND MANUFACTURER PRINTED INSTRUCTIONS, INCLUDING ALL DUCT DROPS TO CEILING OUTLETS.
42. MECHANICAL CONTRACTOR SHALL COORDINATE VOLTAGE AND PHASE OF EACH ITEM OF EQUIPMENT REQUIRING POWER WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
43. WHERE REQUIRED, PROVIDE SEISMIC RESTRAINT FOR MECHANICAL SYSTEMS AND DUCTWORK AS RECOMMENDED BY SMACNA'S LATEST EDITION OF 'SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS'.
44. PROVIDE ALL PIPING, SUPPORTS, DUCTWORK, EQUIPMENT, FITTINGS, TRANSITIONS, DAMPERS, VALVES, MISCELLANEOUS MATERIALS, TESTING, BALANCING, AND OTHER DEVICES REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM.
45. INSTALLING CONTRACTOR IS RESPONSIBLE FOR ANY MECHANICAL WORK SHOWN ON ELECTRICAL AND ARCHITECTURAL DRAWINGS, SUCH AS CONTROL WIRING, LOUVERS, STARTERS, ETC.
46. ALL DUCT INSULATION SHALL BE PER INSULATION SCHEDULE, GOOD ENGINEERING PRACTICE, AND THE CURRENT ADOPTED MECHANICAL CODE FOR THE PROJECT JURISDICTION.
47. ALL OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT MUST BE EQUIPPED WITH DAMPERS THAT AUTOMATICALLY CLOSE DURING PERIODS OF NON-USE.
48. ALL EQUIPMENT AND APPLIANCES ARE TO BE LISTED PRODUCTS AND INSTALLED IN ACCORDANCE WITH THEIR LISTING. ALL LISTING INFORMATION IS TO BE MADE AVAILABLE FOR INSPECTION.
49. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR HIRING A THIRD PARTY HVAC AIR BALANCING CONTRACTOR TO BALANCE THE HVAC SYSTEM. THE CONTRACTOR IS TO BE AABC OR NEBB CERTIFIED, AND SHALL ADJUST AND BALANCE THE SYSTEM TO THE DESIGN AIR QUANTITIES INDICATED ON THESE DRAWINGS. WHEN FINISHED, THE BALANCING CONTRACTOR SHALL PROVIDE A WRITTEN REPORT IN THE APPLICABLE FORMAT TO THE OWNER AND THE AUTHORITY HAVING JURISDICTION FOR REVIEW, AND TWO COPIES SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL. ONE COPY SHALL BE RETAINED BY THE ENGINEERS FOR THEIR RECORDS.
50. ALL MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH CURRENT STANDARDS FOR THE PROJECT JURISDICTION.
51. LABEL ALL EQUIPMENT WITH AN ENGRAVED PLASTIC (WHITE LETTERS ON BLACK BACKGROUND) LABEL BEARING THE EQUIPMENT NUMBER AS INDICATED ON THE EQUIPMENT SCHEDULES. LABEL ALL THERMOSTATS AND OTHER CONTROLS INDICATING THE EQUIPMENT SERVED.
52. SUBMITTALS:

    PRODUCT DATA: WITHIN 7 CALENDAR DAYS AFTER RECEIVING THE OWNER'S NOTICE TO PROCEED, SUBMIT THE FOLLOWING:
    1. MATERIALS LIST OF ALL ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION WITH PER-UNIT COSTS.
    2. MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
    3. MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY THE ARCHITECT/ENGINEER, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.

    MANUAL
    UPON COMPLETION OF THIS PORTION OF THE WORK AND AS A CONDITION OF ITS ACCEPTANCE, DELIVER TO THE ARCHITECT TWO COPIES OF AN OPERATION AND MAINTENANCE MANUAL OF ALL MECHANICAL EQUIPMENT INSTALLED. INCLUDE WITHIN EACH MANUAL:
    1. A COPY OF THE APPROVED RECORD DOCUMENTS FOR THIS PORTION OF THE WORK.
    2. A COPY OF ALL WARRANTIES AND GUARANTEES.
53. FOR ALL MECHANICAL SYSTEMS REQUIRING POWER, 120 V.A.C. AND ABOVE SHALL BE BY THE ELECTRICAL CONTRACTOR, 24 V.A.C. AND BELOW SHALL BE BY THE MECHANICAL CONTRACTOR.

REGISTERED PROFESSIONAL ENGINEER
DAVID E. FUSCO
M 029332
EXP. 06/30/12
MECHANICAL
STATE OF CALIFORNIA

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submittal	
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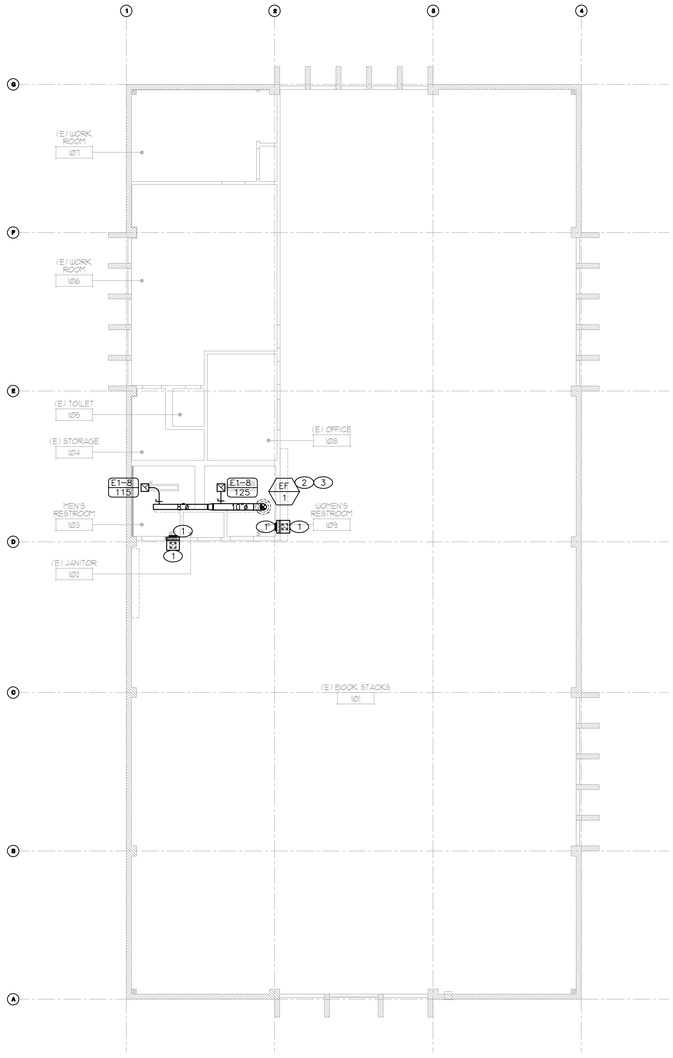
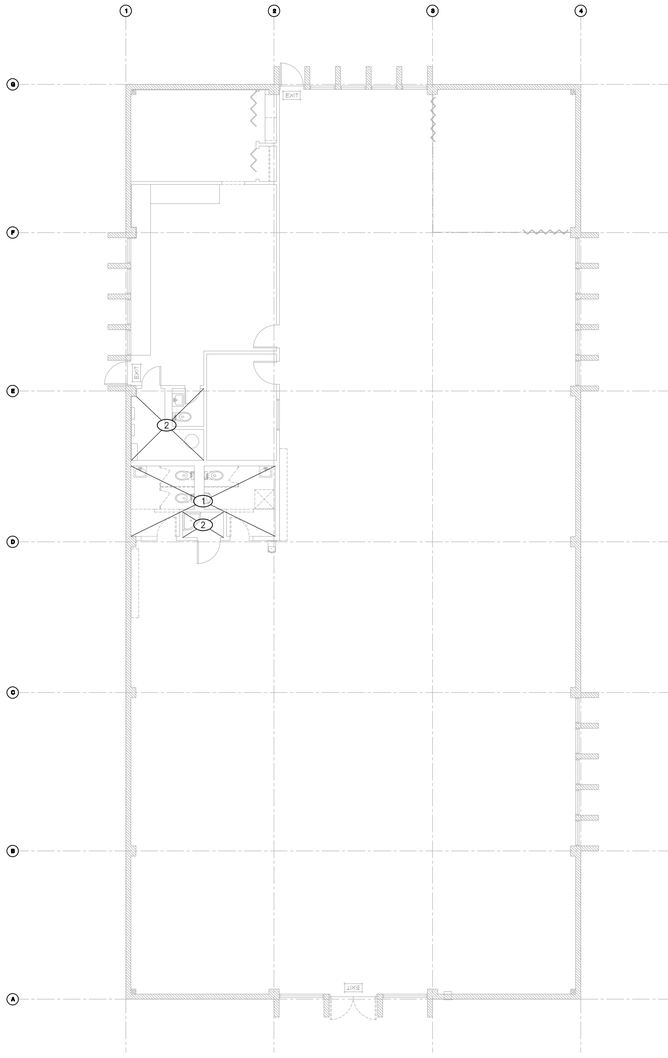
sheet title **General notes, Abbrev., Legend & Schedules**

sheet **M1.0**

PLAN CHECK SET



reconstruction plan
SCALE: 1/8"=1'-0"
2



demolition plan
SCALE: 1/8"=1'-0"
1

NORTH

reconstruction keyed notes

1. INSTALL 10"x6" KRUEGER S480 6" FROM GROUND. POINT BLADES OF DIFFUSER TOWARDS GROUND. COORDINATE EXACT LOCATION AND FINISH WITH ARCHITECT. EXTEND 20"x3" EXHAUST DUCT UP INSIDE WALL AND OVER TO MAIN AREAS CEILING SPACE. PROVIDE 8"x8" KRUEGER S80 IN CEILING OF MAIN AREA.
2. EXTEND 10"ø EXHAUST DUCT UP TO EF/1 ON ROOF. PROVIDE ANY TRANSITIONS OR ACCESSORIES NEEDED TO CONNECT DUCTWORK TO EXHAUST FAN. COORDINATE EXACT LOCATION OF FAN AND DUCT RISER IN FIELD.
3. EF/1 SHALL BE INSIDE EXISTING SCREEN 10'-0" AWAY FROM FRESH AIR INTAKE. EXTEND DUCTWORK AND PROVIDE ANY TRANSITIONS OR ACCESSORIES NEEDED TO EXHAUST FAN.

general notes

1. OSA INTAKE SHALL BE AT LEAST 10'-0" AWAY FROM ANY ROOF EXHAUST OUTLET OR VENT.
2. DUCT SIZES INDICATED ARE INSIDE DIMENSIONS WHICH MAY BE ALTERED BY CONTRACTOR TO OTHER DIMENSIONS TO AVOID INTERFERENCES AND CLEARANCE REQUIREMENTS. USE EQUAL FRICTION METHOD (.08" W.C. PER 100' OF LINEAR DUCT) TO ESTABLISH ALTERNATIVE DUCT SIZE.
3. VERIFY ALL DIMENSIONS AT THE SITE. MAKE ALL FIELD MEASUREMENTS AND SHOP DRAWINGS NECESSARY FOR FABRICATION AND ERECTION OF SHEET METAL WORK. MAKE ALLOWANCES FOR BEAMS, PIPES OR OTHER OBSTRUCTION AND FOR WORK BY OTHER TRADES, AND NOTIFY THE ARCHITECT IN THE EVENT OF ANY POTENTIAL INTERFERENCES. MAKE AN INITIAL VERIFICATION OF BEAM PENETRATIONS SHOWN ON STRUCTURAL DRAWINGS.
4. UNLESS INDICATED ON PLAN, ALL CEILING DIFFUSER AND GRILLE RUN-OUTS SHALL BE SAME SIZE AS DIFFUSER'S AND GRILLE'S NECK SIZES.

demolition keyed note

1. REMOVE ALL EXISTING EXHAUST DUCTS, GRILLES, AND FANS SERVING THE EXISTING RESTROOMS. VERIFY THAT ANY RESTROOMS THAT ARE TO REMAIN HAVE A NEW EXHAUST SYSTEM PER THE RECONSTRUCTION PLAN BEFORE REMOVING EXISTING EXHAUST SYSTEM.
2. EXHAUST SYSTEM SERVING THIS ROOM IS EXISTING TO REMAIN.

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sheet **M2.0**

PLAN CHECK SET

LIGHTING FIXTURE SCHEDULE

FIXTURE						LAMPS			MOUNTING					DESCRIPTIONS AND VARIATIONS
TYPE	MH	INC.	FLUOR.	MERC.	H.P.S.	VOLTS	NUMBER	WATTS AND TYPE	REC./LAY-IN	CLG.	PEND.	WALL	CHAIN-HUNG	
F1			X			120	2	32W F032T8	X					1'X4' RECESSED FLUORESCENT LIGHT FIXTURE, COMPLETE WITH FLANGE KIT FOR MOUNTING IN HARD CEILING, ACRYLIC LENS, ELECTRONIC BALLAST. LITHONIA #SP8F-232-A12125-120-GEB
F1E			X			120	2	32W F032T8	X					SAME AS FIXTURE TYPE F1, WITH 1400 LUMEN, 90 MINUTE (MIN.) EMERGENCY BATTERY PACK. FIXTURE TO REMAIN SWITCHABLE. LITHONIA #SP8F-232-A12125-120-GEB-EL14

LIGHTING FIXTURE NOTES

1. CONTRACTOR SHALL TANDEM WIRE (1) LAMP OR (3) LAMP FLUORESCENT LIGHT FIXTURES WHENEVER FIXTURE IS RECESSED MOUNTED AND WITHIN 10' OF EACH OTHER OR IS SURFACE OR PENDANT MOUNTED WITHIN 1' OF EACH OTHER.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL HARDWARE REQUIRED FOR COMPLETE INSTALLATION, WHETHER OR NOT INDICATED BY FIXTURE CATALOG NUMBER. REFER TO ELECTRICAL SPECIFICATIONS.
3. ALL LIGHT FIXTURES MOUNTED IN WET OR DAMP LOCATION TO CARRY APPROPRIATE U.L. LABEL.
4. ALL FLUORESCENT FIXTURES SHALL HAVE ENERGY SAVING C.E.C. APPROVED T8 LAMPS AND ELECTRONIC BALLASTS.
5. WHERE APPLICABLE, RECESSED INCANDESCENT AND H.I.D. FIXTURES ARE TO BE USED WITH BATT-TYPE INSULATION, CUT 3" MINIMUM AROUND FIXTURE AND ARE TO HAVE THERMAL PROTECTION.
6. CONTRACTOR TO PROVIDE ALL LAMPS NOT FURNISHED WITH FIXTURES.
7. FOR ANY DEVIATION FROM SPECIFIED LIGHT FIXTURES AND EQUIPMENT, IT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO GUARANTEE LIGHT LEVELS PROVIDED IN THE ORIGINAL DESIGN.
8. ELECTRICAL ENGINEER IS NOT RESPONSIBLE FOR TYPE OF CEILING BEING INSTALLED. REFER TO ARCHITECTURAL PLANS FOR EXACT CEILING TYPE. CONTRACTOR SHALL VERIFY CEILING TYPE / FIXTURE COMPATIBILITY BEFORE ORDERING FIXTURES.
9. IT IS UNDERSTOOD BY ALL PARTIES THAT ANY SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE DONE FOR THE PURPOSE OF COST SAVINGS TO THE OWNER. THEREFORE, ANY MATERIAL SUBSTITUTIONS OR DEVIATIONS PROPOSED BY THE CONTRACTOR SHALL BE INCLUDED WITH THE INITIAL BID AND SHALL SHOW A LINE ITEM CREDIT TO THE OWNER FOR EACH ITEM SUBSTITUTED IN LIEU OF SPECIFIED PRODUCTS.
10. PROVIDE ALL EXIT SIGNS WITH DIRECTIONAL ARROWS AS REQUIRED.
11. ALL FLUORESCENT FIXTURES SHALL COMPLY WITH NEC 410.73(G) FOR BALLAST DISCONNECTING MEANS.

ABBREVIATIONS

A	AMP
ABV	ABOVE
AC	ASPHALTIC CONCRETE
AF	AMPERE FUSE
AFF	ABOVE FINISHED FLOOR
AGB	ANTENNA GROUND BUS
AWG	AMERICAN WIRE GAGE
BC	BARE COPPER
BLDG.	BUILDING
BLW	BELOW
BTWN	BETWEEN
C	CONDUIT
CB	CIRCUIT BREAKER
CLG	CEILING
C.O.	CONDUIT ONLY
CONC.	CONCRETE
CONN.	CONNECT/CONNECTION
CT	CABLE TRAY
CW	COLD WATER
DN	DOWN
DS	DISCONNECT SWITCH
DIST	DISTRIBUTION
EC	ELECTRICAL CONTRACTOR
ELEC.	ELECTRIC(AL)
EQPT	EQUIPMENT
EMT	ELECTRIC-METALLIC TUBING
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
(E),E	EXISTING
FLR	FLOOR
GA	GAUGE
GALV	GALVANIZED
GND	GROUND
GFI	GROUND FAULT CIRCUIT INTERRUPTER
H	HIGH
HV	HIGH VOLTAGE
I_{SC}	SHORT CIRCUIT CURRENT
KVA	KILOVOLT AMPERE
LTG	LIGHTING
LV	LOW VOLTAGE
MAX.	MAXIMUM
MC	MECHANICAL CONTRACTOR
MFR.'S	MANUFACTURER'S
MGB	MASTER GROUND BUS
MIN.	MINIMUM
MTD	MOUNTED
MTTB	MAIN TELEPHONE TERMINAL BOARD
MTS	MANUAL TRANSFER SWITCH
NEC	NATIONAL ELECTRICAL CODE
NO	NUMBER
(N), N	NEW
NTS	NOT TO SCALE
OC	ON CENTER
OHE	OVERHEAD ELECTRICAL
PTDF	PRESSURE TREATED DOUGLAS FIR
P	POLE
PB	PULL BOX
RAD	RADIUS
RQT'S	REQUIREMENTS
RCPT	RECEPTACLE
SCE	SOUTHERN CALIFORNIA EDISON
S/N	SOLID NEUTRAL
S/G	SOLID GROUND
SHT MTL	SHEET METAL
SIM	SIMILAR
SP	SURGE PROTECTOR
SPC	SPACE
STL	STEEL
STR	STRANDED
SWD	SWITCH DUTY
SWTBRD	SWITCHBOARD
TELCO	TELEPHONE COMPANY
TEL./TELE.	TELEPHONE
THK	THICK
THW	WIRE INSULATION: MOISTURE AND HEAT-RESISTANT THERMOPLASTIC
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UGPS	UNDERGROUND PULL SECTION
W	WIRE/WATT
W/	WITH
WP	WEATHERPROOF
XFR	TRANSFER
XFMR	TRANSFORMER

LEGEND

Symbol	Description
	FLOOR-STANDING SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH
MTS	MANUAL TRANSFER SWITCH
TA	TRANSFORMER "TA"
1	KEYED NOTE "1"
Ø	PHASE
F1 / 100	LIGHTING FIXTURE CALL OUT: FIXTURE TYPE 'F1', 100 WATTS MAXIMUM. REFER TO LIGHTING FIXTURE SCHEDULE
XX / 1	EQUIPMENT AS NOTED ON PLAN
A	PANELBOARD DESIGNATION - PANEL "A"
	FLUSH MOUNTED PANELBOARD, DOOR INDICATES FACE
	SURFACE MOUNTED PANELBOARD, DOOR INDICATES FACE
M	METER
200AS 150AF 3P	FUSED DISCONNECT SWITCH AS = AMPERE SWITCH AF = AMPERE FUSES 3P = NUMBER OF POLES
60AF 60AT 3P	CIRCUIT BREAKER AF = AMPERE FRAME AT = AMPERE TRIP 3P = NUMBER OF POLES
GFI	GROUND FAULT INTERRUPTER- TO CONTROL SHUNT TRIP CIRCUIT BREAKER OR SWITCH
	TRANSFORMER
	GROUND CONNECTION
	CONDUIT TURNED DOWN OR AWAY
	CONDUIT TURNED UP OR TOWARD
	EMERGENCY LIGHT FIXTURE WITH (90) MINUTE BATTERY (MINIMUM)
D	FLUORESCENT FIXTURE-SURFACE OR FLANGE MOUNTED ON HARD CEILING D = DIMMABLE BALLAST
	2x4 FLUORESCENT FIXTURE-LAY IN
	2x2 FLUORESCENT FIXTURE-LAY IN
	FLUORESCENT STRIP LIGHT FIXTURE
	WALL MOUNTED FIXTURE
NL	FLUORESCENT FIXTURE WITH 90 MINUTE (MINIMUM) EMERGENCY BATTERY BALLAST, 1400 LUMEN OUTPUT (MINIMUM). (2) LAMP FIXTURE = BATTERY CONNECTED TO BOTH LAMPS. (3) LAMP FIXTURE = BATTERY CONNECTED TO CENTER LAMP ONLY. NL = LAMPS CONNECTED TO BATTERY ARE TO OPERATE (24) HOURS AS A NIGHT LIGHT. OTHER LAMPS IN FIXTURE TO REMAIN SWITCHABLE. NO DESIGNATION = LAMPS CONNECTED TO BATTERY ARE TO REMAIN SWITCHABLE, BUT OPERATE AT A LOSS OF POWER REGARDLESS OF SWITCH POSITION.
	FIXTURE WITH TANDEM WIRE WHIP, MASTER/SLAVE BALLAST
	EXIT SIGN, SHADED SECTOR DENOTES FACE, ARROW INDICATES CHEVRON DIRECTION
F	COMBINATION CEILING FAN AND LIGHT
	TRACK LIGHTING
	SURFACE MOUNTED FIXTURE
	PENDANT FIXTURE
	RECESSED DOWN LIGHT
NL	RECESSED FLUORESCENT DOWNLIGHT FIXTURE WITH (90) MINUTE (MINIMUM) EMERGENCY BATTERY BALLAST, 800 LUMEN OUTPUT (MINIMUM). NL = FIXTURE TO OPERATE (24) HOURS AS A NIGHT LIGHT NO DESIGNATION = LAMPS CONNECTED TO BATTERY ARE TO REMAIN SWITCHABLE, BUT OPERATE AT A LOSS OF POWER REGARDLESS OF SWITCH POSITION.
	RECESSED WALL WASH LIGHT FIXTURE
$	TOGGLE SWITCH, +48" AFF
$D	D = DIMMER SWITCH
$WP	WP = WEATHERPROOF SWITCH
$M	M = MOTOR RATED SWITCH WITH THERMAL OVERLOADS
$3	3 = 3-WAY SWITCH
$4	4 = 4-WAY SWITCH
$P	P = PILOT LIGHT SWITCH (GLOWS WHEN "ON")
$L	L = LIGHTED TOGGLE SWITCH (GLOWS WHEN "OFF")
$K	K = KEYED SWITCH
$T	T = TIMER SWITCH (0-2 HOURS, UNLESS NOTED OTHERWISE)
$abc	abc= INDICATES QUANTITY OF SWITCHES
	MAIN TELEPHONE TERMINAL BOARD 'MTTB' OR AS IDENTIFIED
J	JUNCTION BOX
J	JUNCTION BOX, CEILING MOUNTED
T	THERMOSTAT: PROVIDE 4S BOX WITH (1) GANG MUD RING, +48"AFF, WITH 3/4"C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
S	SPEAKER
P	POWER POLE
	CABLE TRAY OR BUS DUCT SUPPORTED FROM STRUCTURE ABOVE. SPECIFICATION AS NOTED ON PLAN
	DUPLEX RECEPTACLE: NEMA 5-15R, 125V, + 18"AFF
	DUPLEX RECEPTACLE: NEMA 5-15R, 125V, + 18"AFF, 1/2 SWITCHED
	DUPLEX GFCI RECEPTACLE: NEMA 5-15R, 125V, +18"AFF
	DUPLEX AFCI RECEPTACLE: NEMA 5-15R, 125V, +18"AFF
	QUAD RECEPTACLE: NEMA 5-15R, 125V, +18"AFF
	DEDICATED CIRCUIT DUPLEX RECEPTACLE: NEMA 5-20R, 125V, +18"AFF.
	DEDICATED CIRCUIT DUPLEX GFCI RECEPTACLE: NEMA 5-20R, 125V, +44"AFF
	ISOLATED GROUND DUPLEX RECEPTACLE: NEMA 5-20R, 125V, WITH ORANGE FACE. PROVIDE ISOLATED GROUND CONDUCTOR BACK TO PANEL. +18"AFF
	CLOCK RECEPTACLE: NEMA 5-15R, 125V, + 7'-6"AFF
	DUPLEX RECEPTACLE: NEMA 5-15R, 125V, MOUNTED IN FLUSH FLOOR BOX WITH HINGED, BRUSHED METAL COVER, OR AS SPECIFIED.
	QUAD RECEPTACLE: NEMA 5-15R, 125V, MOUNTED IN FLUSH FLOOR BOX WITH HINGED, BRUSHED METAL COVER, OR AS SPECIFIED.
	DUPLEX RECEPTACLE: NEMA 5-15R, 125V, CEILING MOUNTED
D	DEDICATED CIRCUIT DUPLEX RECEPTACLE: NEMA 5-20R, 125V, CEILING MOUNTED
	MULTI-RECEPTACLE RACEWAY
TL	RECEPTACLE: 250V, 1Ø, 20A NEMA 6-20R, +18" AFF TL = TWIST LOCK RECEPTACLE
TL	RECEPTACLE: 250V, 3Ø, 20A NEMA 15-20R, +18" AFF TL = TWIST LOCK RECEPTACLE
TL	RECEPTACLE: 125V, 1Ø, 30A NEMA 5-30R, +18"AFF TL = TWIST LOCK RECEPTACLE
TL	RECEPTACLE: 250V, 1Ø, 30A NEMA 6-30R, +18"AFF TL = TWIST LOCK RECEPTACLE
TL	RECEPTACLE: 250V, 3Ø, 30A NEMA 15-30R, +18" AFF TL = TWIST LOCK
	DRYER RECEPTACLE: 250V, 1Ø, 30A NEMA 10-30R, +48" AFF
	RECEPTACLE: VOLTAGE AND NEMA CONFIGURATION AS SPECIFIED IN KEYED NOTES.
	TELEPHONE OUTLET: 4SD BOX WITH 1-GANG MUD RING, +18"AFF, WITH 1" C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	DATA OUTLET: 4SD BOX WITH 1-GANG MUD RING, +18"AFF, WITH 1" C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	COMBINATION TELEPHONE/DATA OUTLET: 4SD BOX WITH 1-GANG MUD RING, +18"AFF, WITH 1" C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	TELEPHONE, DATA OR COMBINATION OUTLET, MOUNTED IN FLUSH FLOOR BOX WITH HINGED, BRUSHED METAL COVER, OR AS SPECIFIED, WITH 3/4" (MIN.) C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE AT NEAREST WALL.
	CABLE TV OUTLET: 4SD BOX WITH 1-GANG MUD RING, +18" AFF, WITH 1"C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	CABLE TV OUTLET 4SD CEILING BOX WITH 1-GANG MUD RING WITH 1"C.O. STUBBED UP INTO ACCESSIBLE CEILING SPACE.
	CEILING MOUNT OCCUPANCY SENSOR-ONE WAY
	CEILING MOUNT OCCUPANCY SENSOR-TWO WAY
	WALL MOUNTED OCCUPANCY SENSOR-ONE LEVEL SWITCHING, DUAL TECHNOLOGY
	WALL MOUNTED OCCUPANCY SENSOR-TWO LEVEL SWITCHING, DUAL TECHNOLOGY
60/2/F,NF	FUSED DISCONNECT SWITCH (60A SWITCH/ TWO POLE/F=FUSED, NF=NON-FUSED)
	MOTOR STARTER SWITCH WITH HOA SWITCH AND MOTOR OVERLOAD PROTECTION
	MOTOR, MOTOR CONNECTION
	1/2 " CONDUIT W/2#12 AWG, 1#12 GREEN GROUND WIRE
1LA-1,3	CONDUIT HOMERUN TO PANEL '1LA', CIRCUITS #1 AND 3
	#12 UNGROUNDED CIRCUIT WIRE (HOT): NUMBER OF HATCH MARKS INDICATE NUMBER OF #12 AWG CONDUCTORS. #12 GROUNDED CIRCUIT WIRE (NEUTRAL) #12 GROUND WIRE #12 ISOLATED GROUND WIRE. FOR CLARITY, I.G. MARKS ARE SHOWN ON THE HOMERUN ONLY. CONTRACTOR SHALL MAINTAIN THE ISOLATED GROUND CONDUCTOR TO THE FINAL CONNECTION OF ANY DEVICE SERVED.
	FLEX CONDUIT CONNECTION
	UNDERGROUND/UNDERFLOOR CONDUIT
T	TELEPHONE CONDUIT
P	POWER CONDUIT
F	FIRE ALARM CONDUIT
C	CABLE TV CONDUIT
G	GROUND CONDUCTOR
S	SMOKE DETECTOR
H	HEAT DETECTOR
F	FIRE ALARM PULL STATION
H	FIRE ALARM HORN
	FIRE ALARM STROBE
H	COMBINATION HORN/STROBE
S/F	SMOKE FIRE DAMPER
FACP	FIRE ALARM CONTROL PANEL
ANNUN	FIRE ALARM ANNUNCIATOR PANEL
SEC	SECURITY SYSTEM CABINET

ELECTRICAL GENERAL NOTES

1. THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2007 CEC, STATE FIRE MARSHAL REGULATIONS, AND ALL OTHER ORDINANCES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION REQUIREMENTS.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE INSTALLATION AND PERFORM ALL STARTUP OF EQUIPMENT AND OPERATIONS NECESSARY OR INCIDENTAL TO PROPER EXECUTION AND COMPLETION OF ALL "ELECTRICAL WORK" WHETHER SPECIFICALLY MENTIONED OR NOT. MATERIALS AND EQUIPMENT PROVIDED BY OWNER WILL BE AS SPECIFICALLY NOTED. THIS SHALL INCLUDE TEMPORARY POWER FOR CONSTRUCTION.
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITERS LABORATORY AND SHALL BEAR THE INSPECTION LABEL U.L. WHERE SUBJECT TO SUCH APPROVAL. NON UL EQUIPMENT SHALL HAVE THIRD PARTY CERTIFICATION AS APPROVED BY THE BUILDING DEPARTMENT.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND DIMENSIONS. HE SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE OWNER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
6. ALL WIRING SHALL BE IN METALLIC CONDUIT. RIGID GALVANIZED CONDUIT SHALL BE USED IN OR UNDER CONCRETE SLABS ON GRADE, WHERE EXPOSED TO WEATHER, AND WHERE SUBJECT TO MECHANICAL DAMAGE. PVC SCHEDULE 40 IN CONCRETE OR SLURRY MAY BE USED. E.M.T. CONDUIT SHALL BE USED FOR INTERIOR WIRING WHERE NOT SUBJECT TO MECHANICAL DAMAGE. FLEXIBLE CONDUIT SHALL BE USED WHERE THE STRUCTURAL CONDITIONS MAKE THE USE OF E.M.T. IMPRACTICABLE, AND FOR SHORT CONNECTIONS TO LIGHTING FIXTURES AND WEATHERPROOF VIBRATING EQIPMENT. USE NEOPRENE JACKETED FLEXIBLE CONDUIT AND FITTINGS WHERE EXPOSED TO WEATHER.
7. ALL CONDUCTORS SHALL BE COPPER AND RATED 600 VOLTS. SIZES NO. 10 AWG AND LARGER SHALL BE STRANDED AND NO. 12 AWG AND SMALLER SHALL BE SOLID. USE TYPE THHN/THWN/THW.
8. ALL CONDUIT PENETRATIONS THROUGH FIRE-RATED FLOOR SLABS, SHAFTS, AND WALLS SHALL BE SEALED AGAINST THE SPREAD OF FIRE OR SMOKE WITH APPROVED CABLE AND CONDUIT FIRE STOPS OR FIRE-RESISTANT SEALANT TO GIVE THE EQUIVALENT FIRE RATING BEFORE THE PENETRATION.
9. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL OUTLETS WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN (MINIMUM HEIGHT TO BE +15" TO CENTER LINE).
10. PROVIDE NYLON PULL WIRES IN ALL TELEPHONE AND EMPTY CONDUITS.
11. PROVIDE SEPARATE GROUND WIRE IN ALL FLEX CONDUITS AND NONMETALLIC CONDUITS. METALLIC SEALTITE WITH GROUND RATING STAMPED ON THE INSULATION MAY BE USED.
12. THE CONTRACTOR SHALL MAINTAIN THE UNIFORMITY AND CONTINUITY OF THE GROUNDING SYSTEM.
13. E.C. SHALL VERIFY UTILITY COMPANY'S REQUIREMENT ON UTILITY'S CONDUIT, CABLE, VAULTS, HANDHOLE, ROUTING, UGPS, METER AND OTHER REQUIREMENTS AND INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
14. ALL RECEPTACLES WITHIN 6' OF A WATER SOURCE SHALL BE GFI PROTECTED. GFI EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
15. ALL FIXTURE LAMPS AND BALLAST'S SHALL BE CALIFORNIA ENERGY COMMISSION APPROVED.
16. CIRCUIT-BREAKERS FOR LIGHTING CIRCUITS SHALL BE LISTED AND MARKED FOR SWITCHING DUTY (SWD).
17. SUBMITTALS
    - A. PRODUCT DATA: WITHIN 7 CALENDAR DAYS AFTER THE CONTRACTOR HAS RECEIVED THE OWNER'S NOTICE TO PROCEED, SUBMIT THE FOLLOWING:
        1. MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION WITH PER UNIT COSTS.
        2. MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
        3. MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY THE ARCHITECT, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.
    - B. MANUAL: UPON COMPLETION OF THIS OPERATION OF THE WORK AND AS A CONDITION OF ITS ACCEPTANCE, DELIVER TO THE ARCHITECT TWO COPIES OF AN OPERATION AND MAINTENANCE MANUAL OF ALL ELECTRICAL EQUIPMENT INSTALLED. INCLUDE WITHIN EACH MANUAL:
        1. A COPY OF THE APPROVED RECORD DOCUMENTS FOR THIS PORTION OF THE WORK.
        2. A COPY OF ALL CIRCUIT DIRECTORIES.
        3. A COPY OF ALL WARRANTIES AND GUARANTEES.
18. ALL RECEPTACLES AND SWITCHES SHALL BE DECORA STYLE BY LEVITON WITH DECORA PLUS WALL PLATES (SCREWLESS). COLOR SELECTION BY ARCHITECT.
19. LOCATE ALL SWITCHES AND SWITCHBANKS AT 48" MAX AFF.
20. THE TERM "PROVIDE" MEANS CONTRACTOR IS TO FURNISH AND INSTALL MATERIALS INDICATED.
21. ALL TELEPHONE, DATA, TELEVISION, AND COMMUNICATION HOMERUNS SHALL BE TO THE NEAREST TELEPHONE CLOSET INDICATED UNLESS OTHERWISE NOTED.
22. ALL CONDUIT, J-BOX AND PULL BOXES SHALL BE CONCEALED IN FLOORS, WALLS OR CEILINGS UNLESS OTHERWISE NOTED.
23. THE E.C. SHALL MAKE POWER CONNECTIONS TO ALL MOTORS AND EQUIPMENT FURNISHED BY OTHERS.
24. ALL FINAL CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
25. PROVIDE CONTROL CONDUIT AND WIRE FROM THERMOSTAT TO HVAC EQUIPMENT BEING CONTROLLED.
26. ALL EQUIPMENT, MATERIALS, AND WIRING METHODS IN HAZARDOUS AREAS SHALL BE IN ACCORDANCE WITH NEC ARTICLES 500 THROUGH 514. ANY PORTION OF ELECTRICAL WIRING OF EQUIPMENT WHICH IS BELOW THE SURFACE OF A CLASS 1 LOCATION (AS DEFINED IN N.E.C. TABLE 514.2) SHALL BE CONSIDERED TO BE IN A CLASS 1 DIVISION 1 LOCATION, WHICH SHALL EXTEND AT LEAST TO THE POINT OF EMERGENCE ABOVE GRADE.
27. ELECTRICAL DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ALTHOUGH THE SIZE AND LOCATION OF EQUIPMENT ARE SHOWN TO SCALE WHEREVER POSSIBLE, ALL DIMENSIONS AND CONDUIT/CONDUCTOR DATA SHALL BE VERIFIED IN THE FIELD. E.C. SHALL PROVIDE AS BUILT DRAWINGS UPON COMPLETION OF CONSTRUCTION.
28. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING OF WALLS, CEILINGS, FLOORS, ETC., FOR INSTALLATION OF OUTLET BOXES, CONCEALED CONDUIT, ETC. ALL PATCHING SHALL MATCH SURROUNDING MATERIAL AND FINISH.
29. ALL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250 AND 517. ALL CONDUIT SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR. THE GROUNDING CONDUCTOR SHALL BE BONDED TO THE METAL FRAMES OF ALL FIXED ELECTRICAL EQUIPMENT.
30. CONDUIT ROUTING SHOWN IS SUGGESTED ONLY. ALL INTERIOR BLDG. CONDUIT SHALL BE A MINIMUM 1/2" EMT UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL BE INSTALLED CONCEALED IN WALLS, FLOORS, OR CEILINGS. ALL UNDERGROUND CONDUIT RUNS SHALL BE MINIMUM 3/4", EXCEPT WHERE OTHERWISE NOTED. ELECTRICAL CONDUIT INSTALLED UNDERGROUND SHALL BE RIGID NON-METALLIC PVC CONDUIT EXCEPT WHERE PROHIBITED BY LOCAL CODE OR AUTHORITIES HAVING JURISDICTION.
31. ALL UNDERGROUND CONDUITS SHALL BE LABELED WITH METAL TAGS IDENTIFYING POINTS OF ORIGIN.
32. UNDERGROUND CONDUIT RUNS SHALL BE GROUPED TOGETHER AS MUCH AS POSSIBLE AND NEATLY LAID PARALLEL IN TRENCHIES WITH NO UNNECESSARY CROSS OVERS. RUNS SHALL BE STRAIGHT EXCEPT WHERE CHANGES OF DIRECTION ARE NECESSARY.
33. VERIFY THE ELECTRICAL LOADS AND LOCATIONS WITH THE MECHANICAL, KITCHEN EQUIPMENT SUPPLIER, AND OTHER CONTRACTORS PRIOR TO BIDDING. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FINAL CONNECTION, WIRING, HOOK-UP, ETC. FOR ALL EQUIPMENT AND CONTROLS REQUIRING ELECTRICAL POWER TO OPERATE. SEE THE KITCHEN AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
34. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THE WORK AND INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
35. CONCEAL ALL ELECTRICAL WIRING AND RACEWAYS WHERE CONSTRUCTION PERMITS. EXPOSED HORIZONTAL RACEWAY RUNS ON ROOF IN EXCESS OF 5 FEET ARE NOT PERMITTED. EXPOSED RACEWAY IS PERMITTED WHERE STRUCTURE IS EXPOSED TO VIEW AND IN THESE LOCATIONS CAREFULLY INSTALL RACEWAYS PARALLEL TO WALLS, BEAMS, AND COLUMNS.
36. ALL ELECTRICAL EQUIPMENT, CONDUIT, AND LIGHTING FIXTURES SHALL BE ANCHORED OR SUPPORTED IN ACCORDANCE WITH THE LOCAL SEISMIC ZONE REQUIREMENTS.
37. VERIFY ALL NEW AND EXISTING UTILITY LOCATIONS PRIOR TO TRENCHING. COORDINATE UNDERGROUND ELECTRICAL WORK WITH ALL OTHER SITE UTILITIES PRIOR TO INSTALLATION.
38. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON THE PLANS AND/OR SPECIFICATIONS OR WITH CODE REQUIREMENTS, THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE MORE COMPLETE JOB OR THE HIGHER STANDARD SHALL PREVAIL.
39. ALL CONDUIT AND OTHER ELECTRICAL EQUIPMENT MUST BE SUPPORTED FROM THE STRUCTURE ABOVE. ABSOLUTELY NO EQUIPMENT MAY BE SUPPORTED FROM THE CEILING. ANY OPENINGS CUT INTO THE ACOUSTICAL CEILING TILES SHALL BE CUT TO THE EXACT SIZE REQUIRED IN ORDER TO MAINTAIN ANY MATERIAL RATINGS.
40. ELECTRICAL DESIGN HAS BEEN BASED ON THE INSTALLATION OF 75 DEGREES C CONDUCTORS CONNECTED TO TERMINAL LUGS AND EQUIPMENT, U.L. LISTED FOR A MINIMUM OF 75 DEGREES C. CONDUCTORS TERMINATED ON EQUIPMENT WITH A LOWER RATING (60 DEGREES C) OR NO RATING SHOWN, SHALL HAVE CONDUCTOR SIZE INCREASED TO CONFORM TO N.E.C. TABLE 310-16 AND U.L. NO. 489 REQUIREMENTS.
41. ALL SWITCHBOARDS, PANELBOARDS, DISCONNECT SWITCHES AND CONTACTORS, SHALL BE PROVIDED WITH LUGS LABELED AND RATED FOR A MINIMUM 75 DEGREES C. SWITCHBOARDS, SPC, PANELBOARDS, DISCONNECT SWITCHES, CONTACTORS AND TRANSFORMERS ARE TO BE "LISTED" AND "IDENTIFIED" AS RATED FOR A MINIMUM OF 75 DEGREES C CONDUCTOR TERMINATION.
42. AT THE CONCLUSION OF THIS PROJECT, THE ELECTRICAL CONTRACTOR SHALL PROVIDE AN UPDATED TYPEWRITTEN DIRECTORY INSIDE EACH PANELBOARD PROPERLY IDENTIFYING EACH CIRCUIT USED AND THE SPECIFIC LOAD SERVED.
43. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF AND FUTURE CHANGES TO THE MECHANICAL , PLUMBING AND FIRE SPRINKLER SYSTEMS, ETC. CONDUIT AND PIPE TO BE RUN TO MAXIMIZE USE OF CEILING SPACE FOR USE BY OTHER TRADES.
44. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
45. ALL DEVICES INSTALLED OUTSIDE OR IN DAMP LOCATIONS SHALL BE APPROVED WEATHERPROOF.
46. THE E. C. SHALL NOT BORE, NOTCH OR IN ANYWAY CUT INTO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER. INSTALL CONDUITS FOR ROOF MOUNTED EQUIPMENT BELOW ROOF AND STUB-UP AT EACH PIECE OF EQUIPMENT. FLASH AND SEAL ALL PENETRATIONS.
47. THE ENTIRE WIRING SYSTEM SHALL BE TESTED FOR SHORT CIRCUITS, GROUNDS AND INSULATION RESISTENCE BETWEEN CONDUCTORS AND TO GROUND.
48. PROVIDE PERMANENT PLASTIC LAMINATE NAME PLATE FOR ALL ELECTRICAL EQUIPMENT, INCLUDING SWITCHGEAR, PANELS, SWITCHES, CONTROLS, ECT. NAME PLATE SHALL SHOW EQUIPMENT TAG, VOLTAGE, PHASE, CURRENT RATING AND FEED SOURCE.
49. PROVIDE PERMANENT PLASTIC LAMINATE NAMEPLATE AT ALL SERVICE DISCONNECT DEVICES TO INDICATE "SERVICE DISCONNECTING MEANS".
50. VERIFY EXACT LOCATIONS AND SIZE OF MECHANICAL EQUIPMENT AND POINTS OF CONNECT WITH INSTALLING CONTRACTOR PRIOR TO ROUGHING IN FOR SAME.
51. ALL CONDUIT IN EXPOSED AREAS SHALL BE ROUTED TIGHT TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
52. UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND THE DISTRICT STRUCTURAL ENGINEER FROM THE DIVISION OF THE STATE ARCHITECT.
53. ALL CONDUITS CROSSING OVER BUILDING EXPANSION JOINTS ARE TO BE INSTALLED WITH APPROPRIATE EXPANSION FITTINGS.

REMODEL/RENOVATION PROJECT NOTES

1. EXISTING BUILDINGS, REMODELS AND RENOVATIONS:
    - A. CONTRACTOR TO VERIFY ALL CIRCUITING IN FIELD BY TRACING AND LABELING EACH CIRCUIT AT THE PANELBOARD. ALL PANELBOARDS SHALL HAVE ACCURATE AND COMPLETE PANEL SCHEDULES AT COMPLETION OF PROJECT. CIRCUITS IDENTIFIED AS SPARE (AVAILABLE) SHALL BE USED FIRST IN THIS PROJECT. CIRCUITING SHOWN ON PLANS IS BASED UPON AS-BUILT RECORDS AND NON-INTRUSIVE SURVEY.
    - B. ALL LIGHTING FIXTURES INDICATED AS EXISTING TO REMAIN OR RELOCATED SHALL BE REFURBISHED TO FULL CAPACITY AND LIKE NEW CONDITION. REPLACE A MINIMUM OF ONE LAMP CLIP PER RELOCATED FIXTURE, AND ONE LENS/PARABOLIC LOUVER PER 100 FIXTURES. NEW MATERIALS SHALL MATCH THE ORIGINAL EXISTING MATERIALS IN NEW CONDITION.
2. CONTRACTOR SHALL CLEAN ALL EXISTING LIGHTING FIXTURES BY WASHING INTERIOR HOUSINGS, REFLECTIVE SURFACES, LENS AND LOUVERS.
3. COMPLETELY REMOVE ITEMS IDENTIFIED FOR DEMOLITION INCLUDING CONDUIT, WIRE, SUPPORTS, BOXES, ENCLOSURES AND ALL ACCESSORIES. REMOVE CIRCUIT BACK TO SOURCE OR NEAREST DEVICE TO REMAIN. MAINTAIN CONTINUITY OF CIRCUIT TO REMAIN, FIELD VERIFY. EXTEND AND REROUTE EXISTING CIRCUITS AS REQUIRED TO MAINTAIN CONTINUITY. ALL DEVICES TO REMAIN SHALL BE FULLY OPERATIONAL AT COMPLETION OF PROJECT.

EQUIPMENT SUBSTITUTIONS

SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT, ENGINEER AND OWNER. THE CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE SUBSTITUTION INCLUDING UPDATING CONSTRUCTION DOCUMENTS, OBTAINING APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY, AND COORDINATING WITH ALL TRADES TO ENSURE CHANGES TO AFFECTED BUILDING SYSTEMS ARE ACCOUNTED FOR AND ACCEPTABLE TO THE ENGINEERING TEAM. IF SUBSTITUTED EQUIPMENT REQUIRES ADDITIONAL ENGINEERING, CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FEES TO THE ENGINEERING TEAM. CONTRACTOR SHALL ENSURE SUBSTITUTED EQUIPMENT MEETS OR EXCEEDS DESIGN INTENT REGARDING RATINGS, PERFORMANCE, DIMENSIONAL CLEARANCES, PHYSICAL DIMENSIONS (MAX/MIN), WEIGHT LIMITATIONS, AND OTHER ASPECTS, PROVING SUBSTITUTION IS SUITABLE TO THE APPLICATION. ENGINEERS WILL REVIEW THE RATING AND PERFORMANCE OF SUBSTITUTED EQUIPMENT ONLY AND WILL NOT ASSUME RESPONSIBILITY FOR SUBSTITUTION AT ANY LEVEL.

IF CONTRACTOR CAN NOT MAKE SUBSTITUTED EQUIPMENT WORK IN THIS PROJECT, CONTRACTOR SHALL REVERT TO REQUIREMENTS OF PERMITTED CONSTRUCTION DOCUMENTS AT THEIR EXPENSE.

IT IS UNDERSTOOD BY ALL PARTIES THAT ANY SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE DONE FOR THE PURPOSE OF COST SAVINGS TO THE OWNER. THEREFORE, ANY MATERIAL SUBSTITUTIONS OR DEVIATIONS PROPOSED BY THE CONTRACTOR SHALL BE INCLUDED WITH THE INITIAL BID AND SHALL SHOW A LINE ITEM CREDIT TO THE OWNER FOR EACH ITEM SUBSTITUTED IN LIEU OF SPECIFIED PRODUCTS.

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sheet title **GEN. NOTES, LEGEND & ABBREVIATIONS**

sheet **E1.0**

PLAN CHECK SET

PANEL B

(SOUTHEAST LIBRARY 09WMA03)

VOLTAGE 120/208
PHASE 3 WIRE 4
BUS AMPS 225
OCPD AMPS 100

MAIN AMPS MLO (EXISTING)

LOCATION ELECTRICAL ROOM

MOUNTING SURFACE

	DESCRIPTION	REC	LTG	A	B	C	BRKR AMP/P	CKT NO.	BUS CONN.	CKT NO.	BRKR AMP/P	A	B	C	REC	LTG	DESCRIPTION	
E	EXISTING LOAD			600			20/1	1		2	20/1	600					EXISTING LOAD	E
E	EXISTING LOAD				600		20/1	3		4	20 / 2		600				EXISTING LOAD	E
E	EXISTING LOAD					600	20/1	5		6				600			----	
E	EXISTING LOAD			600			20/1	7		8	20/1	600					EXISTING LOAD	E
E	EXISTING LOAD				600		20/1	9		10	20/1		600				EXISTING LOAD	E
E	EXISTING LOAD					600	20/1	11		12	20/1			600			EXISTING LOAD	E
E	EXISTING LOAD			600			20/1	13		14	20/1	600					EXISTING LOAD	E
E	EXISTING LOAD				600		20/1	15		16	20 / 2		600				EXISTING LOAD	E
E	EXISTING LOAD					600	20/1	17		18				600			----	
E	EXISTING LOAD		*	1800			30 / 3	19		20	20/1	600					EXISTING LOAD	E
	----		*		1800			21		22	30 / 2		1800				EXISTING LOAD	E
	----		*			1800		23		24				1800			----	
E	EXISTING LOAD			600			20/1	25		26	20/1	600					EXISTING LOAD	E
E	EXISTING LOAD				600		20/1	27		28	20/1		600				EXISTING LOAD	E
NR	EF-1					500	20/1	29		30	20/1						SPARE	E
E	SPARE						20/1	31		32	20/1						SPARE	E
E	SPARE						20/1	33		34	20/1						SPARE	E
E	SPARE						20/1	35		36	20/1						SPARE	E
	SPACE							37									SPACE	
	SPACE							39									SPACE	
	SPACE							41									SPACE	
	TOTALS			4200	4200	4100						3000	4200	3600				

VOLT AMPS (VA):

BUS A	7200	DEMAND FACTOR	1	x	LCL VA =	5400	x 1.25	=	6750
BUS B	8400	DEMAND FACTOR	1	x	NON LCL VA			=	17900
BUS C	7700				TOTAL VA			=	24650
TOTAL	**23300**				3 PHASE VOLTAGE			=	208
					3 PHASE AMPS			**=**	**68.5**

general panel schedule notes

1. WHERE PANEL IS INDICATED TO INCLUDE FEED THRU LUGS, THIS MEANS TO PROVIDE FEED THROUGH LUGS AT THE BOTTOM OF THE PANELBOARD FOR FEEDERS TO ANOTHER PANEL.
2. WHERE PANEL IS INDICATED TO INCLUDE DOUBLE LUGS, THIS MEANS TO PROVIDE A DOUBLE LUG KIT AT THE TOP OF THE PANELBOARD FOR FEEDERS TO ANOTHER PANEL.
3. WHERE PANEL IS INDICATED TO INCLUDE 200% NEUTRAL, THIS MEANS TO PROVIDE PROTECT DURING DEMOLITION AND CONSTRUCTION.
4. WHERE PANEL IS INDICATED TO INCLUDE I/G BUS, THIS MEANS TO PROVIDE PANELBOARDS WITH AN ISOLATED GROUND BUS, DRILLED AND TAPPED FOR NUMBER OF ISOLATED GROUND CONDUCTORS SHOWN, AS WELL AS FOR ALL SPARES AND SPACES SHOWN ON THE PANELBOARD.
5. WHERE PANEL CIRCUIT BREAKER RATING IS SHOWN AS SERIES RATED, THIS MEANS TO PROVIDE CIRCUIT BREAKERS IN PANELBOARD WHICH ARE SERIES RATED WITH THE UPSTREAM SYSTEM FOR THE AVAILABLE FAULT CURRENT. THE PANELBOARD SHALL BE MARKED WITH THE SERIES CONNECTED RATINGS, AS WELL AS ALL MARKING AS REQUIRED BY THE NEC, 240-83(C).
6. WHERE PANEL IS INDICATED AS RECESSED OR FLUSH MOUNTED, PROVIDE SPARE CONDUITS STUBBED UP INTO THE ACCESSIBLE CEILING SPACE, PROVIDE ONE (1) 3/4" CONDUIT ONLY FOR EACH THREE (3) SPARES OR SPACES, MINIMUM OF TWO (2). EACH CONDUIT SHALL BE TAGGED, CAPPED AND MARKED FOR FUTURE USE.
7. COORDINATE WITH APPLICABLE TRADE TO INSURE RECESSED MOUNTED PANELBOARDS WILL SEAT FLUSH IN THE WALLS PROVIDED.
8. ALL CIRCUIT BREAKERS USED AS SWITCHES SHALL BE U.L. LISTED AND LABELED "SWD" FOR SWITCHING DUTY.
9. ALL CIRCUIT BREAKERS USED TO SERVE MECHANICAL OR HEATING EQUIPMENT SHALL BE U.L. LISTED AND LABELED "HACR" FOR USE WITH THESE LOADS, WHERE REQUIRED.
10. MAINTAIN ALL CLEARANCES AS INDICATED ON ACTUAL SHOP DRAWINGS.

keyed notes

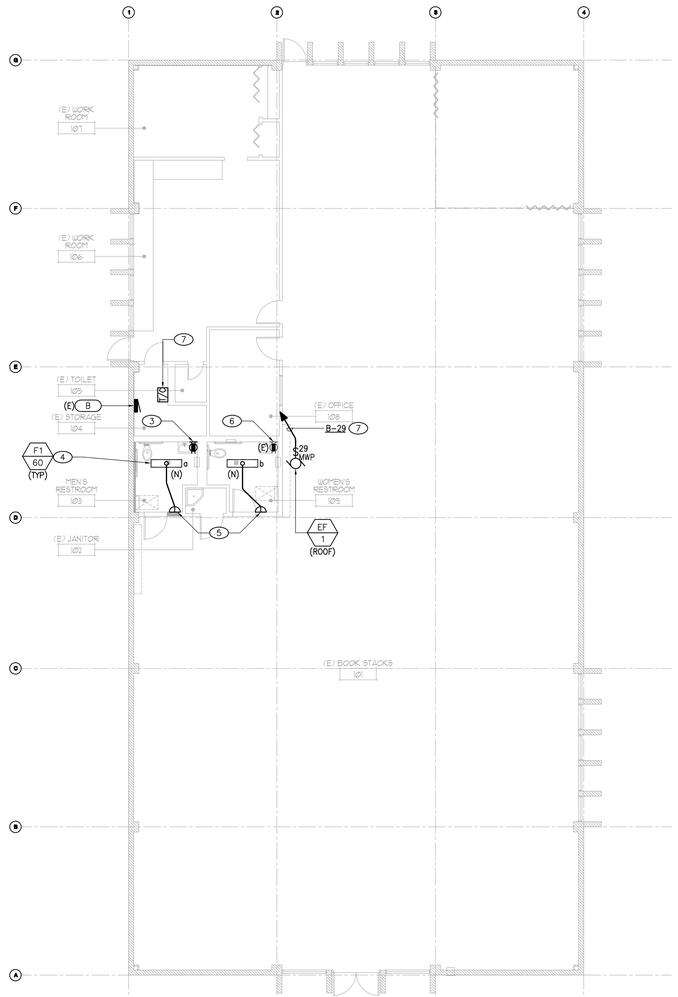
1. DEMO EXISTING CEILING-MOUNTED LIGHT FIXTURE AND WALL SCONCE OVER LAV IN EACH RESTROOM. DEMO EXISTING CEILING-MOUNTED MOTION SENSORS. DEMO RECEPTACLE IN MEN'S RESTROOM, MOUNTED AT +18"AFF ADJACENT TO LAV – REFER TO KEYED NOTE #3. DEMO EXISTING (2) GANG SWITCHES AND BOX IN WOMEN'S RESTROOM, AND PATCH WALL.
2. EXISTING SPACE. ELECTRICAL EQUIPMENT, LIGHTING AND DEVICES SHALL REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.
3. INSTALL NEW GFI RECEPTACLE AT NEW LOCATION INDICATED AT +48"AFF. CONNECT TO EXISTING RECEPTACLE BRANCH CIRCUIT ALREADY SERVING RESTROOM – REFER TO KEYED NOTE #1. THERE IS NO CHANGE IN LOAD ON CIRCUIT. EXISTING BRANCH CIRCUIT CONTINUITY SHALL REMAIN. VERIFY LOCATION IN FIELD PRIOR TO ROUGH-IN.
4. CONNECT NEW LIGHT FIXTURE TO EXISTING LIGHTING BRANCH CIRCUIT ALREADY SERVING RESTROOM. THERE IS A REDUCTION IN LOAD ON THE CIRCUIT. VERIFY LOCATION IN FIELD PRIOR TO ROUGH-IN. PROVIDE ALL HARDWARE FOR A COMPLETE AND OPERABLE SYSTEM. EXISTING LIGHTING BRANCH CIRCUIT CONTINUITY SHALL REMAIN.
5. REMOVE BLANK COVER FROM EXISTING SWITCH BOX ADJACENT TO DOOR. INSTALL NEW MOTION SENSOR SWITCH IN BOX AND CONNECT TO NEW LIGHT IN ROOM. LEVITON #ODS10-ID.
6. EXISTING GFI RECEPTACLE TO REMAIN AS IS.
7. ROUTE HOMERUN FOR NEW ROOF-MOUNTED EXHAUST FAN THRU NEW TIME CLOCK MOUNTED ON WALL IN STORAGE ROOM #104.

panel board legend

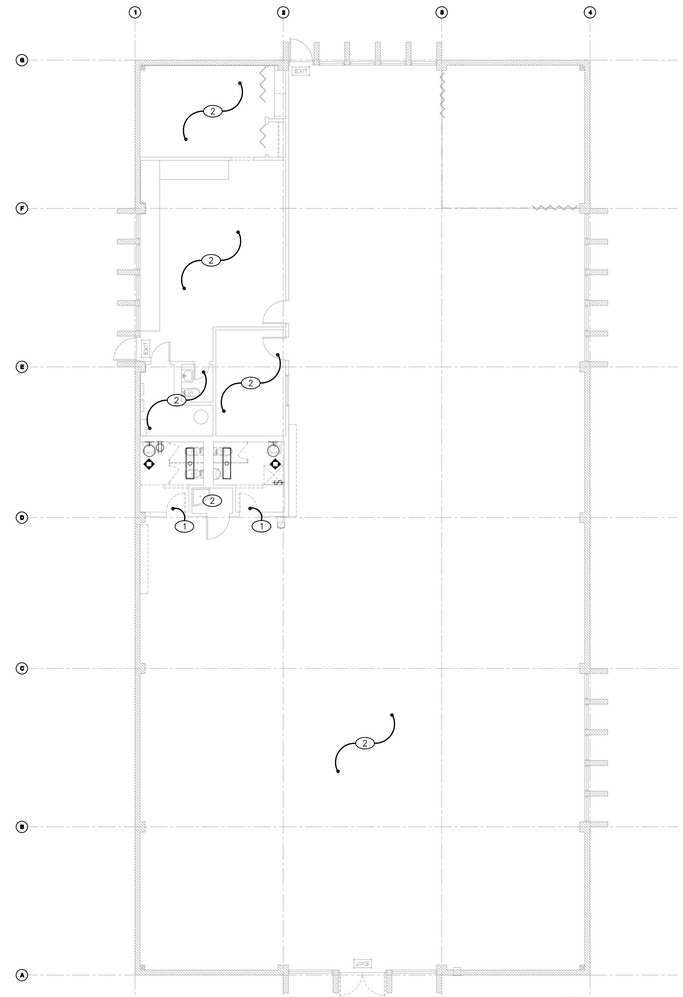
E	EXISTING LOAD, TO BE VERIFIED
LO	PROVIDE LOCK ON DEVICE
R	LIGHTING CIRCUIT CONTROLLED BY LIGHTING CONTROL SYSTEM RELAY
H	PROVIDE "HACR" LISTED CIRCUIT BREAKER
S	SWITCH RATED CIRCUIT BREAKER
N	NEW LOAD, PROVIDE CIRCUIT BREAKER
NR	NEW LOAD, REUSE EXISTING CIRCUIT BREAKER FIELD VERIFY

general demolition notes

1. REMOVE ALL DEVICES SHOWN DASHED.
2. REMOVE CONDUIT/WIRE BACK TO SOURCE OR TO NEAREST DEVICE TO REMAIN.
3. CONDUIT CONCEALED IN FLOOR, WALL OR CEILINGS SHALL BE ABANDONED IN PLACE.
4. AFTER DEMOLITION WORK, PATCH/REPAIR AND PAINT BUILDING SURFACE TO MATCH ADJUSTMENT SURFACE.
5. MAINTAIN CONTINUITY OF CIRCUITS TO DEVICES TO REMAIN. PROTECT ALL EXISTING EQUIPMENT, DEVICES, AND BUILDING SURFACES THAT ARE TO REMAIN DURING DEMOLITION.
6. ALL DEVICES TO REMAIN SHALL BE FULLY OPERATIONAL DURING AND AFTER REMODEL WORK. RELOCATE CONDUIT/WIRING, PROVIDE NEW CONDUIT/WIRE OR SPLICE BOXES AS REQUIRED TO MAINTAIN THIS EQUIPMENT.



power & lighting reconstruction plan 2
SCALE: 1/8"=1'-0"



demolition plan 1
SCALE: 1/8"=1'-0"

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

NORTH

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sheet title **demolition & reconstruction plans**

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ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
ABV	ABOVE	HWR	HOT WATER RETURN
AD	AREA DRAIN	IE	INVERT ELEVATION
ADA	AMERICAN DISABILITIES ACT.	IN	INCH
AFF	ABOVE FINISHED FLOOR	IRR	IRRIGATION
AFG	ABOVE FINISHED GRADE	IW	INDIRECT WASTE
AP	ACCESS PANEL	KW	KILOWATT
BEL	BELOW	LAV	LAVATORY
BFP	BACK FLOW PREVENTER	LBS	POUNDS
BTU	BRITISH THERMAL UNIT	MAX	MAXIMUM
BTUH	BRITISH THERMAL UNIT PER HOUR	MBH	THOUSAND BTU PER HOUR
		MECH	MECHANICAL
CAP	CAPACITY	MIN	MINIMUM
CD	CONDENSATE	MH	MANHOLE
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	MPG	MEDIUM PRESSURE GAS
		MTD	MOUNTED
CFH	CUBIC FEET PER HOUR	MUA	MAKE-UP AIR
CFM	CUBIC FEET PER MINUTE	NC	NORMALLY CLOSED
CI	CAST IRON	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN-OUT	NTS	NOT TO SCALE
CONC	CONCRETE	OD	OVERFLOW STORM DRAIN
CONN	CONNECTION	OFD	OVERFLOW DRAIN
CONT	CONTINUE OR CONTINUATION	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
COTG	CLEAN-OUT TO GRADE	OFOI	OWNER FURNISHED, OWNER INSTALLED
COYB	CLEAN-OUT IN YARD BOX		
CP	CONDENSATE PUMP	PC	PLUMBING CONTRACTOR
CW	COLD WATER	PIV	POST INDICATOR VALVE
D	DRAIN	POC	POINT OF CONNECTION
DCW	DOMESTIC COLD WATER	POD	POINT OF DISCONNECTION
DF	DRINKING FOUNTAIN	PPM	PARTS PER MILLION
DIA	DIAMETER	PRESS	PRESSURE
DIM	DIMENSIONS	PRV	PRESSURE REDUCING VALVE
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DS	DOWN SPOUT	PSIG	POUNDS PER SQUARE INCH GAUGE
DWG	DRAWING	PTRV	PRESSURE-TEMPERATURE RELIEF VALVE
EF	EXHAUST FAN	REQ'D	REQUIRED
EL/ELEV	ELEVATION	RD	ROOF DRAIN
ELEC	ELECTRICAL	RI & C	ROUGH IN & CONNECT
EQPT	EQUIPMENT	RO	REVERSE OSMOSIS
ET	EXPANSION TANK	RP	REDUCED PRESSURE
(E)/EXIST	EXISTING	RPM	REVOLUTIONS PER MINUTE
EWC	ELECTRIC WATER COOLER	RVB	RECESSED VALVE BOX
°F	DEGREES FAHRENHEIT	S	SANITARY SEWER
F	FIRE	SD	STORM DRAIN
FCO	FLOOR CLEAN OUT	SP	SUMP PUMP
FCU	FAN COIL UNIT	SHT	SHEET
FDC	FIRE DEPARTMENT CONNECTION	SOV	SHUT-OFF-VALVE
FL	FLOW LINE	SOV/YB	SHUT-OFF VALVE IN YARD BOX
FLA	FULL LOAD AMPERAGE	SPECS	SPECIFICATIONS
FLR	FLOOR	SP	STATIC PRESSURE
FPM	FEET PER MINUTE	SPKR	SPRINKLER
FT	FEET	SQ FT	SQUARE FEET
FTR	FLUE THRU ROOF	SS	STAINLESS STEEL
FU	FIXTURE UNITS	STL	STEEL
FUT	FUTURE	SLP	SLOPE
FW	FILTERED WATER	TDH	TOTAL DYNAMIC HEAD
FV	FLUSH VALVE	TEMP	TEMPERATURE
G	GAS	TMV	THERMOSTATIC MIXING VALVE
GA	GAUGE	TP	TRAP PRIMER
GAL	GALLONS	TYP	TYPICAL
GALV	GALVANIZED	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	UR	URINAL
GPH	GALLONS PER HOUR	UTR	UP THROUGH ROOF
GPM	GALLONS PER MINUTE	V	VENT
GPR	GAS PRESSURE REGULATOR	VB	VACUUM BREAKER
HB	HOSE BIBB	VBF	VENT BELOW FLOOR
HCP	HANDICAPPED	VCP	VERIFIED CLAY PIPE
HDR	HEADER	VTR	VENT THROUGH ROOF
HP	HORSEPOWER	W	WASTE
HT	HEIGHT	W/	WITH
HTG	HEATING	WC	WATER CLOSET
HTR	HEATER	WHA	WATER HAMMER ARRESTOR
HW	HOT WATER		

FIXTURES SCHEDULE

MARK	FIXTURE	ROUGH-IN-SIZE S/W	V	TRAP	CW	HW	DESCRIPTION/REMARKS
WC 1	WATER CLOSET (ADA)	4"	2"	INT	1-1/2"	–	AMERICAN STANDARD "MADERA" MODEL NO. 2305.100, FLOOR MOUNTED, FLUSH VALVE WATER CLOSET, WITH OLSONITE MODEL NO. 95SSCT OPEN FRONT SEAT LESS COVER. SLOAN "REGAL OPTIMA" MODEL 111-SMO FLUSHOMETER BATTERY POWER. 1.6 GAL/FLUSH.
L 1	LAVATORY (ADA)	2"	1-1/2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD "LUCERNE" MODEL NO. 0356.421 WALL MOUNTED LAVATORY, VITREOUS CHINA, FRONT OVERFLOW. SLOAN "OPTIMA PLUS" MODEL EBF-85-4-BDM BATTERY POWER DECK MOUNTED FAUCET. CHICAGO NO. 327-X GRID STRAINER. CHICAGO NO. 1017 ANGLE STOP FITTING WITH SUPPLY TUBE; P-TRAP
WHA 1	WATER HAMMER ARRESTOR	–	–	–	–	–	ZURN Z-1700 SERIES "HYDROTROL" WATER HAMMER ARRESTOR COMPLETE BEHIND ACCESS PANEL. INSTALL PER MANUFACTURER'S RECOMMENDATION

THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC, DEPICTING FUNCTION AND PLACEMENT. PROVIDE OFFSETS IN PIPING AND CHANGES IN FIXTURE LOCATIONS AS NECESSARY TO CONFORM TO STRUCTURAL AND ARCHITECTURAL REQUIREMENTS AND TO AVOID OBSTRUCTIONS. CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK, IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS, SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.

EQUIPMENT SUBSTITUTIONS

SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT, ENGINEER AND OWNER. THE CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR ALL ASPECTS OF THE SUBSTITUTION INCLUDING UPDATING CONSTRUCTION DOCUMENTS, OBTAINING APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY, AND COORDINATING WITH ALL TRADES TO ENSURE CHANGES TO AFFECTED BUILDING SYSTEMS ARE ACCOUNTED FOR AND ACCEPTABLE TO THE ENGINEERING TEAM. IF SUBSTITUTED EQUIPMENT REQUIRES ADDITIONAL ENGINEERING, CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FEES TO THE ENGINEERING TEAM. CONTRACTOR SHALL ENSURE SUBSTITUTED EQUIPMENT MEETS OR EXCEEDS DESIGN INTENT REGARDING RATINGS, PERFORMANCE, DIMENSIONAL CLEARANCES, PHYSICAL DIMENSIONS (MAX/MIN), WEIGHT LIMITATIONS, AND OTHER ASPECTS, PROVING SUBSTITUTION IS SUITABLE TO THE APPLICATION. ENGINEERS WILL REVIEW THE RATING AND PERFORMANCE OF SUBSTITUTED EQUIPMENT ONLY AND WILL NOT ASSUME RESPONSIBILITY FOR SUBSTITUTION AT ANY LEVEL.

IF CONTRACTOR CAN NOT MAKE SUBSTITUTED EQUIPMENT WORK IN THIS PROJECT, CONTRACTOR SHALL REVERT TO REQUIREMENTS OF PERMITTED CONSTRUCTION DOCUMENTS AT THEIR EXPENSE.

IT IS UNDERSTOOD BY ALL PARTIES THAT ANY SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE DONE FOR THE PURPOSE OF COST SAVINGS TO THE OWNER. THEREFORE, ANY MATERIAL SUBSTITUTIONS OR DEVIATIONS PROPOSED BY THE CONTRACTOR SHALL BE INCLUDED WITH THE INITIAL BID AND SHALL SHOW A LINE ITEM CREDIT TO THE OWNER FOR EACH ITEM SUBSTITUTED IN LIEU OF SPECIFIED PRODUCTS.

DOMESTIC PIPING MATERIALS SCHEDULE

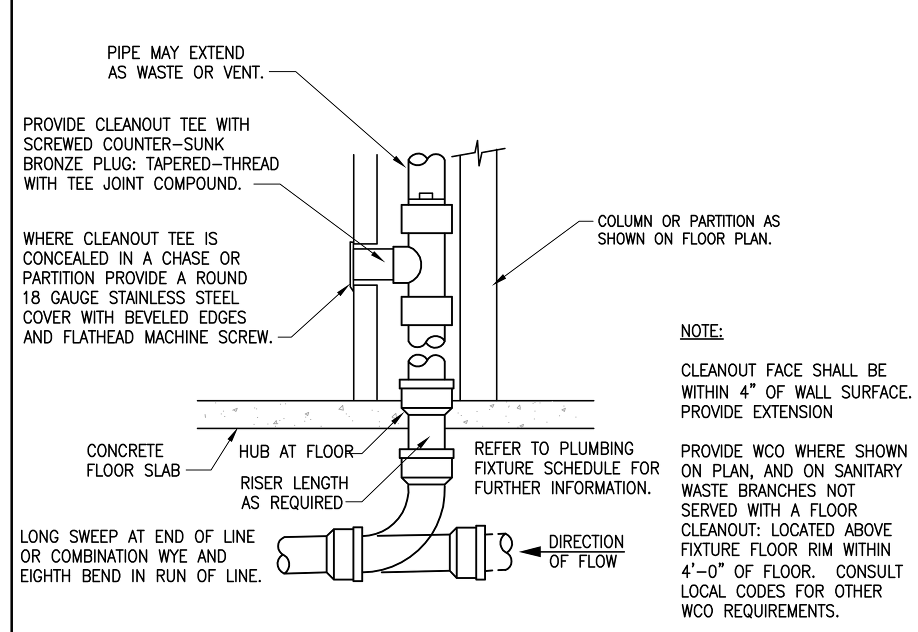
MATERIAL:

SERVICE		TYPE "K" COPPER WROUGHT COPPER FITTINGS	TYPE "L" COPPER WROUGHT COPPER FITTINGS	TYPE "M" COPPER WROUGHT COPPER FITTINGS	BLACK STEEL SCH 80 PIPE & FITTINGS	SCH 40 BLACK STEEL MALLEABLE IRON FITTINGS	SCH 40 GALVANIZED STEEL SCREWED FITTINGS	*CAST IRON "NO HUB" PIPE & FITTINGS "HUSKY" SS COUPLINGS (1)	VITRIFIED CLAY COMPRESSION JOINTS	SCH 40 PVC DWV (APPROVED BY LOCAL AUTHORITY)	ABS PIPE & FITTINGS (APPROVED BY LOCAL AUTHORITY)	PE PIPE & FITTINGS (APPROVED BY LOCAL AUTHORITY)	PVDF, PP OR FUSEAL (IF PERMITTED BY LOCAL CODE)	REMARKS
WATER	ABV. GRADE		●											
	BEL. GRADE	●												INSULATED AND WRAPPED BELOW GRADE. SEE NOTE #3.
SANITARY DRAINAGE	ABV. GRADE							●						
	BEL. GRADE							●		●				COATED & WRAPPED BELOW GRADE IF CAST. SEE NOTE #3.
SANITARY VENT	ABV. GRADE							●						
	BEL. GRADE							●		●				COATED & WRAPPED BELOW GRADE IF CAST. SEE NOTE #3.
INDIRECT WASTE/ CONDENSATE	ABV. GRADE			●										
	BEL. GRADE			●										INSULATED AND WRAPPED BELOW GRADE. SEE NOTE #3.

(1) ALL BELOW OR ABOVE GRADE WASTE, VENT, SEWER AND STORM LINES SHALL BE OF CAST IRON SOIL PIPE AND FITTINGS AND SHALL CONFORM TO THE REQUIREMENTS OF CISPI STANDARD 301, ASTM A888 OR ASTM A74 FOR ALL PIPE AND FITTINGS. PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE AND MANUFACTURED BY AB&I, CHARLOTTE OR TYLER OR RECEIVE PRIOR APPROVAL OF THE ENGINEER. JOINTS FOR HUBLESS PIPE AND FITTINGS SHALL CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE CISPI STANDARD 310 AND LOCAL CODE REQUIREMENTS. HUBLESS COUPLING GASKETS SHALL CONFORM TO ASTM STANDARD C-564. JOINTS FOR HUB AND SPIGOT PIPE SHALL BE INSTALLED WITH COMPRESSION GASKETS CONFORMING TO THE REQUIREMENTS OF ASTM STANDARD C-564 OR SHALL BE INSTALLED WITH LEAD AND OAKUM.

(2) USE PVC IF SOIL IS CORROSIVE WITH THE APPROVAL BY THE OWNER/ENGINEER/ARCHITECT AND LOCAL AUTHORITY.

(3) ALL NON-PLASTIC PIPING SHALL BE AT 18" MINIMUM BELOW GRADE. ALL PLASTIC PIPING SHALL BE 24" MINIMUM BELOW GRADE. VERIFY DEPTH REQUIREMENTS WITH LOCAL AUTHORITY.



WALL CLEANOUT

SCALE: NONE

1 / P1.0

GENERAL NOTES

1 THE PLUMBING SYSTEM DESIGN, INSTALLATION AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CALIFORNIA PLUMBING CODE 2007, UNIFORM PLUMBING CODE 2006 AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ALL AUTHORITIES HAVING JURISDICTION.

2 WORKMANSHIP: THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH & WORKMANLIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE ARCHITECT'S & OWNER'S REPRESENTATIVE.

3 MATERIALS: PLUMBING QUALITY AND WEIGHTS OF MATERIALS, ALTERNATE METHODS OF CONSTRUCTION SHALL CONFORM TO CHAPTER 2 OF THE CURRENT EDITION OF THE PLUMBING CODE. ALL MATERIAL AND FIXTURES SHALL BE NEW FIRST QUALITY, UNLESS OTHERWISE NOTED, AND OF THE BEST GRADE OF THE RESPECTIVE KIND AND FREE FROM ALL DEFECTS. MATERIALS FOR SIMILAR USE SHALL BE OF THE SAME TYPE AND MANUFACTURER UNLESS OTHERWISE SPECIFIED.

4 SITE INSPECTION: CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND EXACT NATURE OF THE WORK. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE & FUNCTIONAL SYSTEM. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDING FOR ANY OMISSIONS WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.

5 CODES AND PERMITS: ALL EQUIPMENT, FIXTURES, INSTALLATION, ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING CALIFORNIA TITLE 24. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS.

6 AS-BUILT: CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT TRANSPARENCIES WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT.

7 GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP & MATERIALS FOR A PERIOD OF 1 YEAR FROM ACCEPTANCE OF WORK BY OWNER.

8 SUBMITTALS: CATALOG INFORMATION & CUTS OF ALL EQUIPMENT FIXTURES AND DEVICES SHALL BE SUBMITTED FOR REVIEW (SIX COPIES OF EACH).

9 COORDINATION: THE DRAWINGS ARE DIAGRAMMATIC & INTENDED TO SHOW SCOPE. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE THE BEST ARRANGEMENT OF ALL DUCT, PIPES, CONDUIT, STRUCTURE, ETC.

10 CUTTING AND PATCHING: ALL CUTTING & PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK. PROVIDE ALL NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.

11 CLEANUP: UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT & DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY.

12 ALL BELOW OR ABOVE GRADE WASTE, VENT, SEWER AND STORM LINES SHALL BE OF CAST IRON SOIL PIPE AND FITTINGS AND SHALL CONFORM TO THE REQUIREMENTS OF CISPI STANDARD 301, ASTM A888 OR ASTM A74 FOR ALL PIPE AND FITTINGS. PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE AND MANUFACTURED BY AB&I, CHARLOTTE OR TYLER OR RECEIVE PRIOR APPROVAL OF THE ENGINEER. JOINTS FOR HUBLESS PIPE AND FITTINGS SHALL CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE CISPI STANDARD 310 AND LOCAL CODE REQUIREMENTS. HUBLESS COUPLING GASKETS SHALL CONFORM TO ASTM STANDARD C-564. JOINTS FOR HUB AND SPIGOT PIPE SHALL BE INSTALLED WITH COMPRESSION GASKETS CONFORMING TO THE REQUIREMENTS OF ASTM STANDARD C-564 OR SHALL BE INSTALLED WITH LEAD AND OAKUM.

13 SLOPE ALL CONDENSATE DRAIN LINES AT 1%.

14 SLOPE ALL SANITARY SEWER AND VENT PIPING MINIMUM 2% UNLESS APPROVED OTHERWISE.

15 SLOPE ALL STORM DRAIN PIPING MINIMUM 2% UNLESS APPROVED OTHERWISE.

16 THE GAS SERVICE SEISMIC SHUT OFF SHALL BE MOUNTED RIGIDLY TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

17 PROVIDE WATERTIGHT FLASHING WHERE EVER PIPES PASS THRU EXTERIOR WALLS, ROOF AND FLOORS.

18 PROVIDE FELT WITH METAL BACKING, VIBRATION ISOLATION SLEEVES OR PADS AT ALL PIPE HANGERS OR SUPPORTS AND ALL POINTS WHERE PIPING COMES IN CONTACT WITH ANY PORTION OF THE STRUCTURE. APPLIES TO ALL PIPING.

19 LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO STARTING WORK. MAKE REQUIRED ADJUSTMENTS TO CONNECT TO EXISTING UTILITIES. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO EXISTING UTILITIES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ARCHITECT'S & OWNER'S REPRESENTATIVE PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.

20 NO HOLES, NOTCHES, BLOCK OUTS, ETC. ARE ALLOWED IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

21 ALL PLUMBING FIXTURE LOCATIONS AND LINE ROUTING ARE DIAGRAMMATIC. ROUTING INDICATED AVOIDS MAJOR KNOWN OBSTRUCTIONS. ALL NEW PIPING WORK SHOULD BE REROUTED AND/OR OFFSET TO AVOID INTERFERENCES. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS, MOUNTING HEIGHTS, AND COLORS.

22 ANY DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ANY AND ALL CHANGES FROM ARCHITECT AND ENGINEER PRIOR TO PROCUREMENT.

23 THESE DRAWINGS DO NOT INCLUDE ALL NECESSARY SAFETY REQUIREMENTS. CONTRACTOR TO COMPLY TO SAFETY REQUIREMENTS SET FORTH BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

24 CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR LOCATION OF POINTS OF CONNECTION WITHIN A FIFTEEN (15) FOOT RADIUS FROM THOSE SHOWN ON PLANS. THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND ELEVATION OF ALL EXISTING LINES, WYES, ETC., BEFORE STARTING ANY WORK, AND SHALL NOTIFY THE GENERAL CONTRACTOR IF SAID LOCATIONS ARE NOT IN THE LOCATIONS SHOWN ON THE PLANS OR ARE NOT OF SUFFICIENT SIZE OR DEPTH TO MAKE CONNECTION IN COMPLIANCE WITH THE PLANS.

25 CONTRACTOR TO REFER TO PLUMBING FIXTURE SCHEDULE FOR INDIVIDUAL WASTE, VENT & WATER ROUGH-IN CONNECTIONS AT EACH PLUMBING FIXTURE.

26 ALL HOT WATER AND CONDENSATE PIPING SHALL BE INSULATED WITH GLASS FIBER PIPE INSULATION WITH FACTORY APPLIED WHITE JACKET J-M MICRO-LOK 650AP. INSULATE FITTINGS AND VALVES WITH PREFORMED INSULATION WITH PVC PREMOLDED ONE PIECE FITTING.

PIPE SIZE	INSULATION THICKNESS	INSULATION VALUE
1/2" – 1"	1"	R = 4.0
1 1/4" – 4"	1 1/2"	R = 4.0

27 TEST SYSTEM(S) IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING AUTHORITIES.

28 STEEL PLATE SUPPORTS FOR ALL WALL FIXTURES: SUPPORT WITH 3/8" THICK x 8" HIGH STEEL PLATES RECESSED AND BOLTED TO STUDS AND TAPPED FOR FIXTURE BOLTS. LENGTH OF PLATE SHALL BE AT LEAST ONE STUD BEYOND EACH SIDE OF FIXTURE.

29 ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.

30 COORDINATE THE LOCATION OF ALL CEILING OR WALL ACCESS PANELS WITH THE ARCHITECTURAL PLANS AND THE ELECTRICAL LIGHTING LAYOUT.

31 CLEANOUTS SHALL BE PROVIDED FOR EACH 100 FEET OF DRAINAGE PIPE WITH ADDITIONAL CLEANOUTS PROVIDED FOR EACH AGGREGATE CHANGE OF DIRECTION EXCEEDING 135°" PER CODE. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO ANY INSTALLATION.

32 ALL VALVES, UNIONS, ETC. TO BE LINE SIZE UNLESS OTHERWISE INDICATED ON DRAWINGS.

33 UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH THREADED TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.

34 ALL PLUMBING FIXTURES, AND FAUCETS SHALL BE CERTIFIED BY THE STATE OF CALIFORNIA ENERGY COMMISSION.

35 THE PLUMBING CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR ALL POINTS OF CONNECTION WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO BID.

36 VERIFY EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES TO WHICH CONNECTIONS ARE REQUIRED PRIOR TO ROUTING ANY PIPE.

37 PLUMBING CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACE AREAS DAMAGED BY OPERATION.

38 FIRE SAFE ALL PIPE PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS WITH U.L. LISTED FIRE RATING APPROVED BY THE GOVERNING JURISDICTION. INSTALL IN ACCORDANCE WITH THE PRODUCTS LISTING AND MANUFACTURERS REQUIREMENTS.

39 FIXTURE MOUNTING HEIGHTS FOR THE PHYSICALLY DISABLED SHALL CONFORM TO THE ADA ACCESSIBILITY STANDARDS. SEE ARCHITECTS DRAWINGS.

40 CONTRACTOR SHALL HAVE A COMPLETE SET OF RECORD DRAWINGS ON THE SITE PRIOR TO START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATION OF NEW WORK WITH EXISTING CONDITIONS.

41 ALL EXPOSED PIPING BELOW LAVATORIES (INCLUDING P-TRAPS) SHALL BE INSULATED TO CONFORM TO THE FEDERAL AND LOCAL ADA ACCESSABILITY STANDARDS.

42 CONTRACTOR TO VERIFY TERMINATION POINTS OF ALL PLUMBING VENTS AND MECHANICAL EQUIPMENT AND ROUTE VENTS AS REQUIRED SO THAT NO PLUMBING VENT SHALL TERMINATE LESS THAN 3'-0" ABOVE ANY FRESH AIR INTAKE LOCATED WITHIN 10'-0" OR LESS THAN 4'-0" FROM ANY PROPERTY LINE EXCEPT A PUBLIC WAY.

43 ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK CLOSING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. CONTRACTOR SHALL INSTALL ALL NECESSARY WATER HAMMER ARRESTORS WHETHER SHOWN ON THE PLANS OR NOT. COORDINATE ACCESS DOOR INSTALLATION WITH GC IF REQUIRED.

44 PROVIDE DI-ELECTRIC UNIONS FOR ALL DISSIMILAR METAL CONNECTIONS.

45 PROVIDE GAS PRESSURE IDENTIFICATION METAL TAG AT REGULATOR AND PIPES. LABEL "WARNING: 1/2 TO 5 POUNDS NATURAL GAS PRESSURE. DO NOT REMOVE".

46 ALL REQUIRE CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 & 719.0 OF THE PLUMBING CODE.

47 EACH PLUMBING VENT SHALL TERMINATED NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.

48 PIPING TESTING AND STERILIZATION TO BE IN ACCORDANCE WITH THE 2007 CALIFORNIA PLUMBING CODE. CONTRACTOR TO PROVIDE STERILIZATION CERTIFICATE.

PIPE LEGEND

LINE	DESCRIPTION
F	FIRE PROTECTION WATER SUPPLY
ICW	INDUSTRIAL COLD WATER
IHW	INDUSTRIAL HOT WATER
IHWR	INDUSTRIAL HOT WATER RETURN
	DOMESTIC COLD WATER ABOVE FLOOR OR GRADE (DCW)
	DOMESTIC COLD WATER BELOW FLOOR OR GRADE (DCW)
	DOMESTIC HOT WATER ABOVE FLOOR OR GRADE (DHW)
	DOMESTIC HOT WATER BELOW FLOOR OR GRADE (DHW)
	DOMESTIC HOT WATER RETURN ABOVE FLOOR OR GRADE (HWR)
	DOMESTIC HOT WATER RETURN BELOW FLOOR OR GRADE (HWR)
TW	TEMPERED WATER (110°F)
TWR	TEMPERED WATER RETURN
CWS	COLD WATER SOFT
CWF	COLD WATER FILTER
RO	REVERSE OSMOSIS
RCW	RECLAIMED WATER
	SOIL OR WASTE ABOVE FLOOR OR GRADE (S OR W)
	SOIL OR WASTE BELOW FLOOR OR GRADE (S OR W)
	VENT (V) ABOVE GRADE
	VENT (V) BELOW GRADE
GW	GREASE WASTE ABOVE FLOOR OR GRADE (GW)
GW	GREASE WASTE BELOW FLOOR OR GRADE (GW)
CWV	COMBINATION WASTE & VENT ABOVE FLOOR OR GRADE (CWV)
CWV	COMBINATION WASTE & VENT BELOW FLOOR OR GRADE (CWV)
CD	CONDENSATE DRAIN PIPE (CD)
PD	PUMP DISCHARGE LINE (PD)
ED	EMERGENCY DRAIN (ED)
ID	INDIRECT DRAIN (ID)
OD	OVERFLOW DRAIN ABOVE GRADE (SD)
OD	OVERFLOW DRAIN BELOW GRADE (SD)
SD	STORM DRAIN ABOVE GRADE (SD)
SD	STORM DRAIN BELOW GRADE (SD)
G	LOW PRESSURE GAS ABOVE GRADE (G)
G	LOW PRESSURE GAS BELOW GRADE (G)
MPG	MEDIUM PRESSURE GAS ABOVE GRADE (MPG)
MPG	MEDIUM PRESSURE GAS BELOW GRADE (MPG)
HPG	HIGH PRESSURE GAS ABOVE GRADE (HPG)
HPG	HIGH PRESSURE GAS BELOW GRADE (HPG)
LPG	LIQUIFIED PETROLEUM GAS – PROPANE
ECW	EXISTING COLD WATER
EHW	EXISTING HOT WATER
EG	EXISTING GAS
ES/W	EXISTING SOIL/WASTE
	PLUMBING TO BE REMOVED

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	VALVE IN RISER
	BRANCH – TOP CONNECTION
	BRANCH – BOTTOM CONNECTION
	SHUT-OFF VALVE (S.O.V.) OR GATE VALVE
	GAS PRESS. REGULATOR (G.P.R.)
	GAS COCK
	UNION
	PRESSURE GUAGE WITH GUAGE COCK
	DROP
	DROP
	RISE
	CAP
	FLOOR CLEAN OUT (FCO) OR CLEANOUT TO GRADE (COTG)
	WALL CLEAN OUT (WCO)
	CLEAN OUT IN YARD BOX
	P-TRAP
	SLOPE IN DIRECTION OF FLOW
	TRAP PRIMER
	WATER HAMMER ARRESTOR (WHA)
	CHECK VALVE
	SOLENOID VALVE
	TEMPERATURE-PRESSURE RELIEF VALVE (TPV)
	HOSE BIBB (HB)
	REDUCED PRESSURE BACKFLOW PREVENTER (RPBP)
	POINT OF CONNECTION/ POINT OF DISCONNECTION
B/S	BELOW SLAB
(E)	EXISTING EQUIPMENT, PIPING, STRUCTURE, ETC.
AFF	ABOVE FINISHED FLOOR
(N)	NEW EQUIPMENT, PIPING, STRUCTURE, ETC.
U/G	UNDERGROUND
(X)	REFERENCES KITCHEN EQUIPMENT SCHEDULE
(X)	REFERENCES PLAN NOTES
X / XX	REFERENCES PLUMBING FIXTURE SCHEDULE

REGISTERED PROFESSIONAL ENGINEER
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revision	

Tenant Improvements / Accessibility Upgrades for :

CITY OF TORRANCE LIBRARY

SOUTHEAST TORRANCE BRANCH

23115 Arlington Avenue, Torrance, CA 90501

OWNER : City of Torrance, Department of General Services
3350 Civic Center Drive, Torrance, CA 90503

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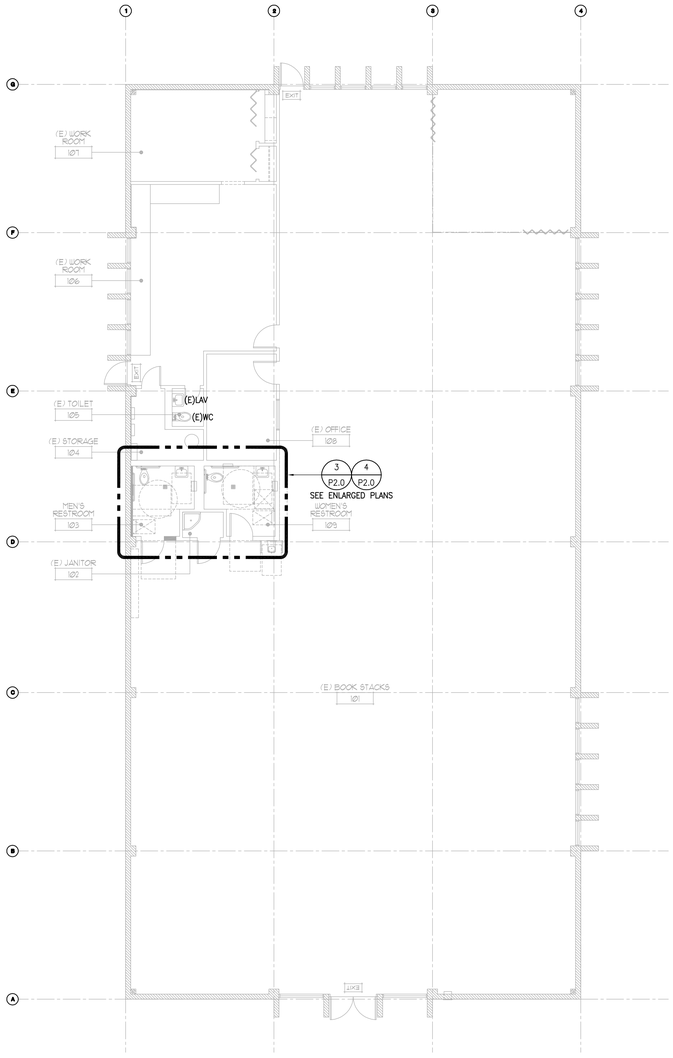
sheet title **General notes, Abbrev., Legend & Schedules**

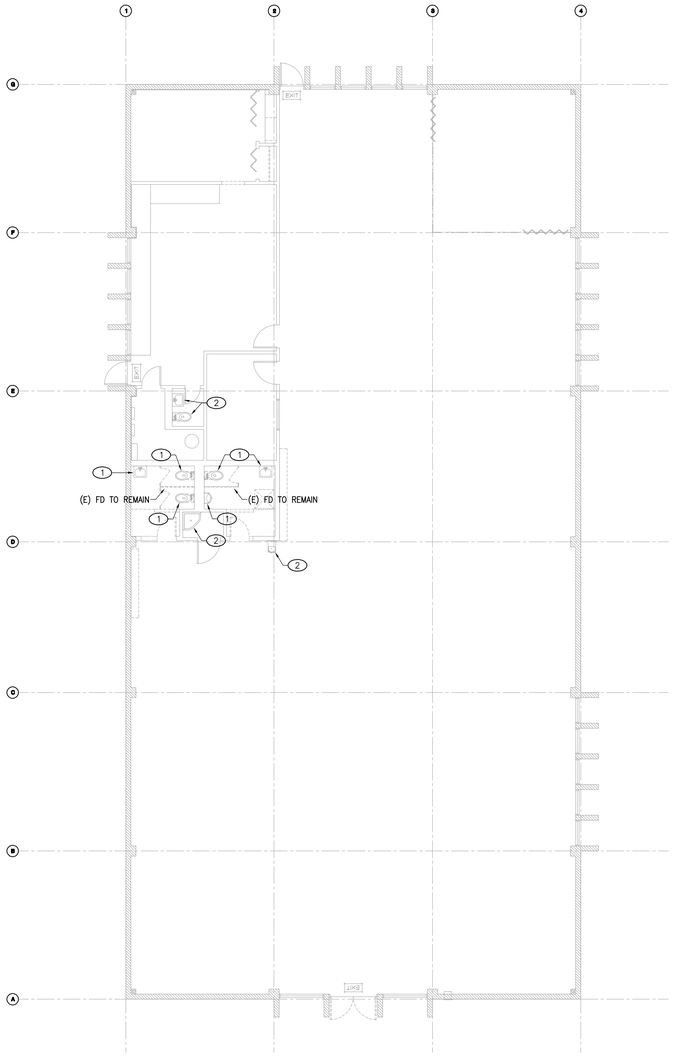
sheet **P1.0**

PLAN CHECK SET



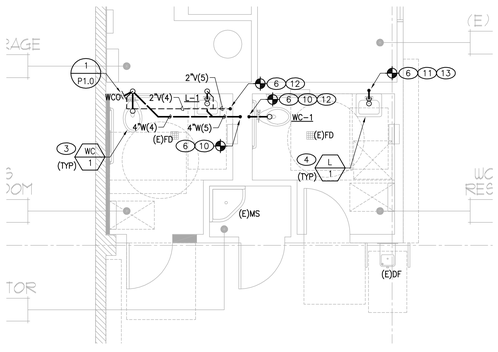
reconstruction plan
SCALE: 1/8"=1'-0"

2 NORTH



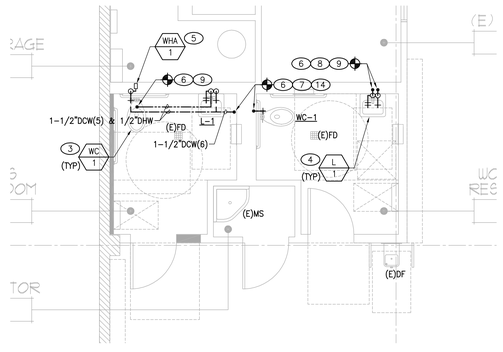
demolition plan
SCALE: 1/8"=1'-0"

1 NORTH



enlarged waste & vent plan
SCALE: 1/4"=1'-0"

4 NORTH



enlarged water supply plan
SCALE: 1/4"=1'-0"

3 NORTH

KEYED NOTES

1. COMPLETELY DEMO AND CLEAR OF ALL PLUMBING FIXTURES. REMOVE AND CAP ALL ASSOCIATED COLD WATER, HOT WATER, WASTE & VENT PIPING BEHIND WALL, BELOW FLOOR, AND ABOVE CEILING. ALL PLUMBING FIXTURES SHALL BE OFFERED TO OWNER. PATCH AND REPAIR WALLS, FLOOR AND CEILING TO MATCH EXISTING.
2. EXISTING PLUMBING FIXTURE TO REMAIN.
3. 1-1/2"DCW, 2"V AND 4"W TO WC-1.
4. 1/2"DCW & 1/2"DHW, 1-1/2"V AND 2"W TO L-1. HOT WATER TO LAVATORY (SET @ 105°F MAX).
5. DO NOT PROVIDE AIR CHAMBERS. PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 AND ANSI #A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW IF POSSIBLE. PROVIDE ACCESSIBILITY TO "WHA" WHERE REQUIRED BY LOCAL CODE. INSTALL PER MANUFACTURER'S RECOMMENDATION.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR LOCATION OF WASTE, WATER, VENT & POINTS OF CONNECTION WITHIN A FIFTEEN (15) FOOT RADIUS FROM THOSE SHOWN ON PLANS. THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND ELEVATION OF ALL EXISTING LINES, WYES, ETC., BEFORE STARTING ANY WORK, AND SHALL NOTIFY THE GENERAL CONTRACTOR, ARCHITECT & ENGINEER IF SAID LOCATIONS ARE NOT IN THE LOCATIONS SHOWN ON THE PLANS OR ARE NOT OF SUFFICIENT SIZE OR DEPTH TO MAKE CONNECTION IN COMPLIANCE WITH THE PLANS. ALL CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
7. 1-1/2"DCW POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
8. 1/2"DCW POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
9. 1/2"DHW POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
10. 4"W POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
11. 2"W POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
12. 2"V POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
13. 1-1/2"V POC TO EXISTING. CONTRACTOR SHALL VERIFY EXACT POINT OF CONNECTION.
14. PROVIDE SHUT-OFF VALVES IN WALL WITH ACCESS PANEL.
15. PROVIDE TRAP PRIMER TO ALL FLOOR DRAINS.
16. PROVIDE WALL CLEANOUT ABOVE TOILET.

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submittal	
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revision	

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CITY OF TORRANCE LIBRARY

SOUTHEAST TORRANCE BRANCH

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